




Waterlinie  
5658 NP Eindhoven  
**Rent per month € 1.700,- excl.**



### Features

Rent per month:	€ 1.700,- excl.
Address:	Waterlinie
Zip code:	5658 NP
City:	Eindhoven
Type of house:	Family house
Rooms:	4
Number of bedrooms:	3
Energy label:	
Living area:	111 m <sup>2</sup>
Deposit:	€ 2.000,-
Location:	Residential
available:	2024-04-01
Extras:	<ul style="list-style-type: none"><li>✔ Soft furnished</li><li>✔ Furnished</li><li>✔ Garden</li><li>✘ Balcony / terrace</li><li>✔ Parking</li><li>✘ Elevator</li><li>✘ Garage</li><li>✔ Barn / shed</li></ul>

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**  
info@brickvastgoed.nl

This nice, contemporary town house is located in an attractive and quiet residential location, including a bright living room, kitchen, a complete bathroom and 3 bedrooms.

This house is conveniently located in the popular sub-plan "Waterrijk" in Meerhoven, within walking distance of the approx. 60-hectare landscape park, including a playground for the little ones, water features, playing fields and a lookout hill, as well as the shopping center of Meerhoven, with all its supermarkets, shopping and catering facilities.

Also within walking distance are a childcare and a primary school and schools for secondary education within cycling distance, as well as the City Center in Veldhoven and the center of Eindhoven, which can also be reached quickly via the nearby public transport connection (with a bus stop at 3 minutes walk). In addition, the major roads (A2/A58/A67 and N2) to all corners of the world are only a few minutes away by car, as is Eindhoven Airport.

## LAYOUT

### GROUND FLOOR:

Through the covered entrance you reach the hall of the house, which is finished with a dark tiled floor (which includes underfloor heating over the entire ground floor), with a hatch to the crawl space under the house and spachtelputz walls.

In this hall are the meter cupboard (containing 7 groups, a 2-phase cooking group and 2 earth leakage switches with a 'smart' meter, the water meter, the district heating unit and the fiber optic connection) and the staircase to the 1st floor with storage space underneath with a double door and shelves, as well as access to the toilet and living room.

The toilet room, which is finished with the aforementioned tiled floor and partially tiled walls, is equipped with a wall closet, fountain and mechanical ventilation.

The attractive living room is also finished with the aforementioned tiled floor and spachtelputz walls. The hardwood sliding doors over the full width at the rear give you an unobstructed view of the backyard and there is plenty of light in this living room.

At the front of the house is the open kitchen, which is equipped with a modern, straight kitchen installation with lower and upper cabinets and drawers, a wooden worktop with a stainless steel sink with a single-lever mixer tap, a plastic back wall and halogen cove lighting, which is equipped with an induction hob, a wide stainless steel extractor hood and an integrated dishwasher, microwave and convection oven, as well as a separate fridge/freezer combination and a separate drawer unit. The pump/distributor for the underfloor heating is also located here.

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#### 1st floor:

Through the spacious landing on this floor, with underfloor heating (which is laid over the entire floor), you have access to a practical hallway closet annex laundry room, the extended bathroom and the 2 spacious bedrooms on this floor.

The hall closet annex laundry room contains the washing machine connection and mechanical ventilation.

The largely tiled, slightly expanded bathroom has a bath with hand shower and thermostat, shower, toilet and double sink.

The master bedroom (approx. 17 m<sup>2</sup>) is located across the full width at the rear of the house and bedroom 2 (approx. 10 m<sup>2</sup>) is located at the front.

#### 2nd FLOOR:

This open 2nd floor, accessible via a staircase, is also equipped with underfloor heating and finished with a beautiful laminate floor.

At the top of the staircase there is a fixed storage cupboard with shelves and the unit for mechanical ventilation.

This floor lends itself extremely well to (simply) create one or two extra (bed)rooms here.

#### Particularities:

- Available from: 01 April 2024
- The advertised rental price is based on a rental contract for a minimum of 12 months.
- Gas, water & electricity is not included in the rent
- Advance payment for gas, water & electricity will amount to approximately 150 - 200 euros per month
- Internet and TV will be about 50 euros per month

Brick Vastgoed is the specialist for renting and renting out houses and apartments in the Eindhoven region. For the complete housing offer, go to [www.brickvastgoed.nl](http://www.brickvastgoed.nl), the expert in housing for expats.