


Dreef 5504 LB Veldhoven

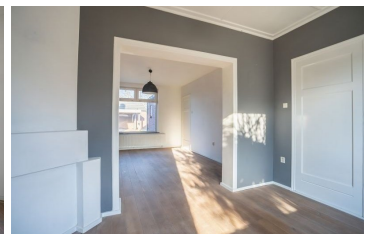
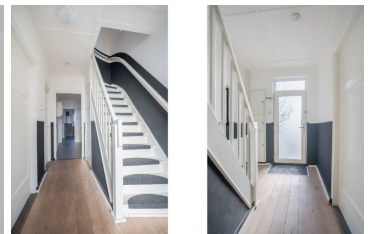
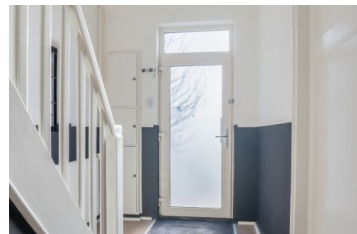
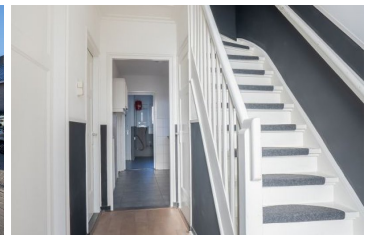
Price € 650.000,-

Kenmerken

Price:	€ 650.000,-
Number of rooms:	6
Number of bedrooms:	5
Volume:	421
Year of construction:	1956
Deposit:	€ 65.000,-
Available from:	19-03-2024
Surface:	124 m ²
Land surface:	1304
Location:	Residential area
Type:	Villa
Energy label:	 E
Gas, water & light:	Exclusive

Extra's

- Garden
- Parking
- Storage
- Furnishing
- Balcony
- Garage
- Immediately available
- Lift



Located in a highly sought-after area, on a beautiful street in Veldhoven-Dorp, is a spacious, charming detached house featuring a living area with a fireplace, kitchen, 4 bedrooms, 3 bathrooms, a swimming pool with a fully independent apartment, and a large park-like garden!

LAYOUT:

GROUND FLOOR:

Hallway

Hallway with stairs, access to the basement, kitchen, and living room.

Living Room

Charming living room with lots of natural light, divided into a sitting/TV room at the front and a dining room with a fireplace at the back. All areas are openly connected.

Kitchen

Kitchen equipped with a fridge-freezer, dishwasher, gas stove with oven, and extractor hood.

Utility Room

Practical utility room with washing machine connection and access to the toilet.

FIRST FLOOR:

Bedrooms

Three spacious bedrooms, 2 with built-in wardrobes and 1 with its own shower.

Bathroom

Large, luxurious bathroom with a second toilet, bath, shower, and sink.

SECOND FLOOR:

Bedroom

Large attic bedroom with its own bathroom equipped with a third toilet, sink, and bath.

OUTBUILDINGS

Heated swimming pool equipped with a new (filter) installation (2020). Above the swimming pool is a fully independent apartment with its own bathroom, kitchen, and living/bedroom. The swimming pool needs to be replaced.

As a guarantee for the fulfillment of the obligations, the buyer must, within 6 weeks after the conclusion of the purchase agreement, provide a written bank guarantee or deposit a security deposit amounting to 10% of the purchase price. The seller always invokes the written requirement for the sale of his property. Also, the amount for a financing reservation that can be included in the purchase agreement shall not exceed the asking price of the property.

The Measurement Instruction is based on NEN2580. The Measurement Instruction aims to apply a more uniform way of measuring to give an indication of the usage surface. The Measurement Instruction does not completely exclude differences in measurement results due to, for example, interpretation differences, rounding, or limitations in conducting the measurement.

The brochure has been compiled to give you an impression of the object. The information included in this brochure comes from the seller and/or third parties. Although we proceed with care in compiling the brochure, no rights can be derived from inaccuracies, etc. This information should be considered in conjunction with a viewing of the property as an invitation to make an offer or to enter into negotiations. This information has been compiled with the necessary care on our part. However, we accept no liability whatsoever for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative.

A verbal agreement between a private seller and a private buyer is not legally binding. In other words: there is no

purchase. A legally binding purchase is only in place when a private seller and a private buyer have signed a purchase agreement. This is derived from Article 7:2 of the Dutch Civil Code. A confirmation of the verbal agreement by email or a sent draft of the purchase agreement is not regarded as a 'signed purchase agreement'. When negotiations are entered into with a professional party and a verbal agreement is reached, the requirement of a written agreement is also adhered to.