

# Elviradal 5551 BZ Valkenswaard

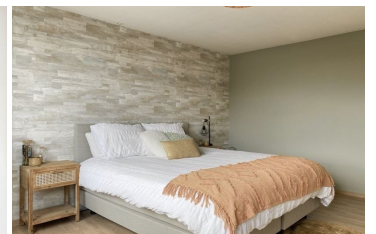
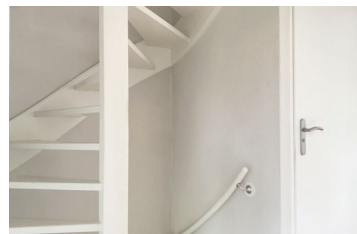
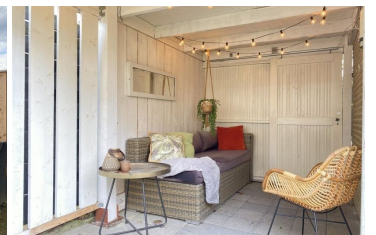
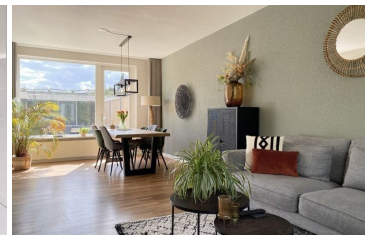
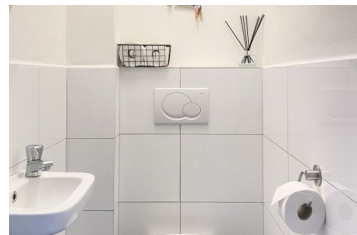
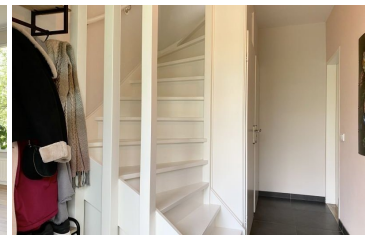
Rental price per month € 1.700,- excl.

## Kenmerken

Price:	€ 1.700,- excl.
Number of rooms:	5
Number of bedrooms:	4
Year of construction:	1972
Deposit:	€ 1.700,-
Surface:	120 m <sup>2</sup>
Land surface:	153
Location:	Residential area
Type:	Terraced house
Energy label:	
Gas, water & light:	Exclusive

## Extra's

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



**Spacious semi-furnished house with modern kitchen, new bathroom, 4 bedrooms, roof, storage room and low-maintenance backyard.**

**This well-kept terraced house is located in the popular and child-friendly Vrouwendalen in Dommelen, in a quiet street with ample parking and a beautiful unobstructed view of the park at the front.**

Ground floor:

Through the front garden the entrance where you enter the hall with meter cupboard and access to toilet, staircase and living room.

Spacious fully tiled toilet with a closet and hand basin.

Living room:

Neatly maintained living room with lots of light through the large windows, the living room has a parquet floor.

Kitchen:

Open kitchen in corner unit with all necessities such as, induction hob, extractor, built-in dishwasher, refrigerator and combi oven.

The garden is accessible from the kitchen.

First floor:

The entire first floor has a neat laminate floor. The landing gives access to the bathroom, three bedrooms and a staircase to the second floor.

Bedrooms:

Bedroom 1 master bedroom - located at the back

Bedroom 2 - located at the front

Bedroom 3 - located at the back, now used as a dressing room

Bathroom and toilet:

Modern, well-kept bathroom with separate shower and sink.

Separate fully tiled toilet

Second floor:

The second floor consists of an attic with laundry room and storage cupboard. The connections for washing equipment are located in the laundry room

Spacious attic room which can be arranged as, for example.

Outside:

Both pavement and grass in the back, located on the south with stone shed and back. Equipped with a terrace and a lounge area with a roof.

**Important:**

- Available per: 01-07-2024
- The advertised rental price is based upon a rental agreement for a minimum of 12 months.
- Diplomatic clause for owner
- Energy costs are not included in the rental price
- The advance energy costs will be around 100 - 150 euro a month
- Internet and tv will cost around 50 euro a month

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