

# Heistraat 5581 VW Waalre

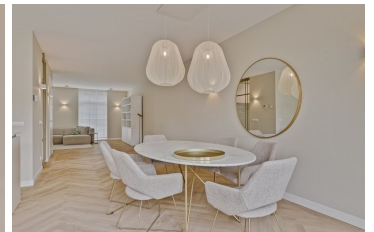
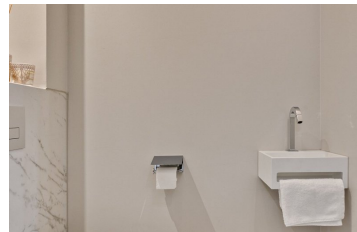
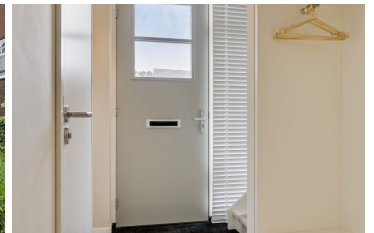
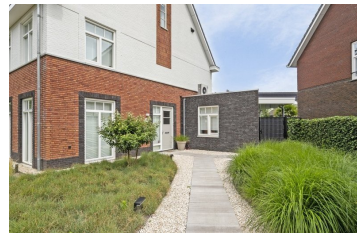
Rental price per month € 3.250,- excl.

## Kenmerken

Price:	€ 3.250,- excl.
Energy label:	<b>A+++</b>
Gas, water & light:	Exclusive
Type:	Corner house
Deposit:	€ 6.500,-
Available from:	01-08-2024
Surface:	184 m <sup>2</sup>
Land surface:	333
Number of rooms:	5
Number of bedrooms:	4
Year of construction:	2022

## Extra's

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



**A beautifully finished furnished corner house located in the sought-after Waalre Noord district, near the 'Gat van Waalre,' very centrally located in relation to the village center of Waalre Dorp. The house is also in close proximity to the High Tech Campus and ASML. Eindhoven is easily and quickly accessible, and public transport is excellent. Moreover, major highways are nearby.**

This gas-free house is built to modern building standards, fully insulated, and equipped with 16 solar panels and an energy label of A+++.

The house features a stunning herringbone floor, a bright living room, a beautiful kitchen, four bedrooms, a neat bathroom, and a lovely south-facing backyard. All in all, a home well worth a viewing. We warmly invite you to come and take a look.

Layout:

Ground Floor:

Entrance with cloakroom and access to the meter cupboard, toilet, staircase to the upper floor, and the living room. The toilet is half-tiled and equipped with a wall-mounted toilet and a small sink. The hallway features a PVC floor in a herringbone pattern.

The living room has large windows, allowing for plenty of natural light. There is space for a comfortable seating area and a dining table to enjoy meals and drinks with family or friends. French doors provide access to the backyard. A practical stair cupboard offers storage space for household items.

The kitchen is located at the rear of the house. This modern beige coloured kitchen offers a sleek and contemporary look that fits perfectly with any interior. The combination of a wall unit and a spacious island provides a practical and organized cooking environment. Modern built-in appliances such as a refrigerator, freezer, wine climate cabinet, oven, warming drawer, and a dishwasher seamlessly integrated into the wall unit. The island is equipped with a Bora induction cooktop with an integrated extractor hood, a sink, and a Quooker tap.

Next to the kitchen is a spacious additional work or playroom. This room also has large windows and receives plenty of daylight.

First Floor:

The landing provides access to three bedrooms and the bathroom. Large windows ensure plenty of natural light in all rooms. The three bedrooms are all neatly finished with the same high-quality herringbone PVC flooring and sleek wall and ceiling finishes. The master bedroom has a spacious walk-in closet.

The bathroom is partially tiled and features a wall-mounted toilet, walk-in shower with rain and handheld showerheads, a freestanding bathtub, and a vanity unit with a mirror.

Second Floor:

Large open attic that can be used as a fourth bedroom or extra workroom, with a technical room where the heat pump is installed and where connections for laundry equipment are available.

Garden:

The south-facing backyard offers a well-maintained appearance with ornamental paving and planting. Additionally, there is a handy back entrance.

The back entrance provides access to the rear parking space.

**The home is entirely gas-free and features 16 solar panels, making it fully self-sufficient in electricity.**

**Important:**

- Available per: 15-07-2024
- The advertised rental price is based upon a rental agreement for a minimum of 12 months with diplomatic clause landlord.
- Energy costs are not included in the rental price.
- Internet and tv are not included in the rental price.

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