

Hendrik van Cuykiaan 5581 EB Waalre

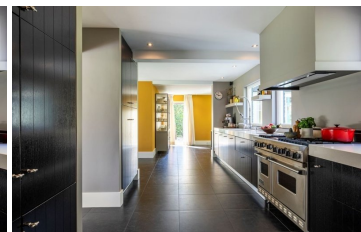
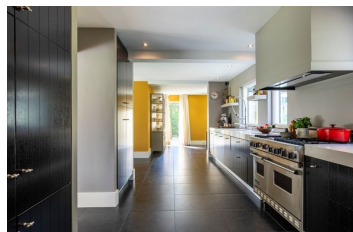
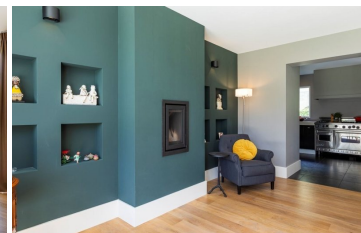
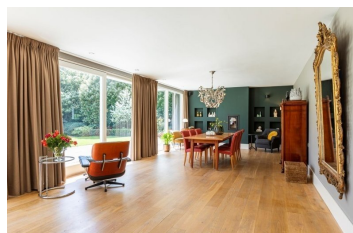
Rental price per month € 8.000,- excl.

Kenmerken

Price:	€ 8.000,- excl.
Energy label:	A
Gas, water & light:	Exclusive
Type:	Villa
Location:	Green environment
Number of rooms:	9
Number of bedrooms:	5
Volume:	1304
Year of construction:	1960
Deposit:	€ 16.000,-
Surface:	330 m²
Land surface:	2323

Extra's

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



Hidden in the forests of Waalre lies this stunning villa, with energy label A, airco, solarpanels and therefor almost energy neutral. If you're not careful, you might drive right past it. You can enjoy anonymous living here, with optimal privacy guaranteed. The tranquility grips you upon arrival, and the warm, atmospheric finishing of the house makes it impossible to let go once inside.

The house was completely modernized and expanded in 2008, using luxurious materials with refined finishing. It's a delightful family home with five bedrooms, office space, a living kitchen, multiple sitting rooms, and an outdoor pool.

Ideal location on the edge of the forest, but also very close to the village center. Shops, restaurants, and schools are within cycling distance.

****Layout****

****Ground Floor****

Very spacious reception hall providing access to various rooms in the house. The open void allows the house to enjoy plenty of natural light.

Separate toilet room in the hall with a vestibule furnished with a custom-made cabinet and sink. From the hall, you have access to the basement with technical installations.

The spacious living room spans the full width of the rear of the house, offering a wide view of the backyard. The room is divided into a seating area and a dining area. Both have a wood-burning fireplace (renovated in 2022), and the entire room has a wooden floor. The glass sliding doors (2x) provide access to the terrace.

From the living room, you enter the spacious living kitchen. The kitchen consists of a long setup and cupboard walls with various built-in appliances such as a gas stove with ovens, extractor hood, dishwasher, double refrigerator, freezer, and Quooker. From the dining area, you have access to the front terrace through French doors, where you can enjoy the morning sun.

Practical utility room with cupboard walls and connections for washing equipment. Door to the driveway.

On the other side of the house is the second sitting room with sliding doors to the backyard. Cozy room which can be closed off from the hall by sliding doors.

The office is located at the front of the house, enjoying a peaceful view of the front garden.

The master bedroom on the ground floor is a pleasant space where you can retreat in complete tranquility. Wake up with the first rays of sunlight and a view of the beautiful backyard. The air conditioning provides cooling in the summer months.

You enter the room into the walk-in dressing area with custom-made wardrobe cabinets. Through the dressing area, you enter the sleeping area and the bathroom. The bathroom is spacious and equipped with a bathtub, cabinet with two sinks, wall-hung toilet, and walk-in shower.

****First Floor****

Spacious landing providing access to four bedrooms, two bathrooms, and the attic via a loft ladder. The entire first floor has a wooden floor, and there are wardrobe cabinets on the landing.

Three bedrooms are at the rear and all have access to the balcony. One bedroom has a fixed sink. The fourth bedroom is at the front of the house.

The second bathroom is contemporary, with a spacious walk-in shower and a cabinet with double sinks. The third bathroom has a walk-in shower. The toilet is separate from the bathrooms.

****Garden****

The front garden is neatly landscaped with mature hedges and plant borders. The driveway offers space for parking

several cars on private property. Terrace near the kitchen where you can enjoy breakfast among the greenery in the morning.

At the rear, you enjoy optimal privacy. The backyard is enclosed with fencing, high hedges, mature trees, and plantings. The spacious covered area by the kitchen is perfect for dining and lingering, thanks to the patio heating or lounging in the seating area around the fireplace.

Spacious, heated (heat pump) outdoor pool with terrace and stone storage for the installation. Can you see yourself spending multiple summer months here?

At the back of the garden is another spacious storage area for garden materials, etc. The irrigation system control is here with its groundwater pump.

- Beautiful villa from the 1960s, completely renovated/modernized and expanded in 2008. Located in a unique location on the forest edge with optimal privacy, but close to desired amenities (cycling distance);
- High level of finish and use of high-quality materials. A refined finish and well-maintained house;
- The house meets today's luxury living wishes. The house has five bedrooms and three bathrooms;
- Good insulation provisions such as floor, roof, and wall insulation. The entire house has double glazing and the ground floor has underfloor heating. Energy label A;
- First floor equipped with hot air heating/cooling;
- Electric charging point available on the driveway;
- Water softener available;
- Exterior painting 2019/2020;
- Solar panels installed in 2019, with the roof also renewed;
- Roof covering of the flat roof of the bedroom renewed in 2021;
- Located in a prime location within cycling distance of the village center and conveniently located near various amenities, main roads, and major regional companies such as ASML, MMC, and HTC;

****Particulars:****

Available from:

- The advertised rent is based on a lease contract for a minimum of 12 months.
- Gas, water & electricity are not included in the rent.
- Diplomatic clause for the landlord applies
- Internet and TV are not included in the rent.
- Monthly garden maintenance fee of 500 euros.
- Optionally available furnished for an additional fee.

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