Landgraaf 5658 HV Eindhoven

Rental price per month € 1.995,- excl.

Kenmerken

Price:	€ 1.995,- excl.
Number of rooms:	3
Number of bedrooms:	4
Volume:	392
Year of construction:	2016
Deposit:	€ 3.800,-
Available from:	01-11-2026
Surface:	110 m²
Land surface:	115
Location:	Residential area
Type:	Terraced house
Energy label:	A
Gas, water & light:	Exclusive

Extra's

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



This young semi-furnished terraced house was built in 2016 and is equipped with a modern open kitchen, a garden-oriented living room, two spacious bedrooms (possibility for four bedrooms), a modern bathroom and toilet room and a practical laundry room. The beautifully landscaped backyard with a storage room is located on the design. There is ample public parking available at the rear of the house.

The house is located on the edge of Meerhoven, near the Hovenring and with a green park at the front and a playground at the rear. A short distance away are the Meerhoven shopping center and Park Meerland, the other facilities of Meerhoven. The bus stop is around the corner to easily reach the center of Eindhoven, it is located on the High Tech Campus. The highway is also very quick and easy to reach.

LAYOUT:
STARTED GROUND:
The covered entrance can be reached via a car-free path and the landscaped front garden. The meter cupboard with underfloor heating is located in the hall for district heating. The kitchen can be reached through a door.

The open kitchen is located at the front and is equipped with a modern and bright kitchen design with a composite worktop, sink, 5-burner induction hob, extractor hood, combi oven, dishwasher, refrigerator and freezer. The various cupboards and drawers offer sufficient storage space.

The kitchen is in open connection with the garden-oriented living room, located at the rear. The living room has an area of â€‹â€‹approximately 23.5 m² and has an anthracite tiled floor with underfloor heating, which continues on the rest of the ground floor. A door provides access to the rear garden.

Adjacent is a portal with the stairs to the first floor and the modern toilet room with a wall closet and a sink.

The attractive backyard, located on the building, is laid out with decorative paving, raised edges, electricity points and an outside tap. The garden is enclosed by a wooden fence. At the back of the garden is the wooden shed with electricity and the parking spaces at the rear can be reached via the private back.

FIRST FLOOR:
The landing provides access to a spacious bedroom and bathroom.

Bedroom 1 has an area of â€‹â€‹approximately 18 m², is located at the rear and has carpeting and two windows with electric shutters.

The modern bathroom is fully tiled and is equipped with a shower with a thermostat, a wall closet, a washbasin with a mirror cabinet and a design radiator. The whole is equipped with an anthracite tile floor with electric underfloor heating and light wall tiling.

SECOND FLOOR:
The second floor with a spacious bedroom and the laundry room can be reached via a fixed staircase.

Bedroom 2 has an area of â€‹â€‹approximately 20.5 m², is located at the rear and has a vinyl floor with a wood motif and two windows with electric shutters. LET UP! The master bedroom becomes two bedrooms

In the laundry room are the white goods connections, a mechanical ventilation unit.

GENERAL:
- The house was built in 2016 and is equipped with an excellent insulation package with double-glazed windows and tilt/turn windows. In addition, the house is connected to the district heating network.
- Energy label A.
- The first and second floors are equipped with electric shutters at the rear.

Important:

- Available per: 1 oktober 2022
- The advertised rental price is based upon a rental agreement for a minimum of 12 months.
- 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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