

# Prinses Mariannehof 5616 CZ Eindhoven

Rental price per month € 2.195,- excl.

## Kenmerken

Price: € 2.195,- excl.

Energy label: **A+++**

Gas, water & light: Exclusive

Type: Terraced house

Location: Center

Number of rooms: 4

Number of bedrooms: 2

Deposit: € 3.500,-

Available from: 01-04-2026

Surface: 95 m<sup>2</sup>

Year of construction: 2022

Land surface: 81

## Extra's

Garden

Parking

Storage

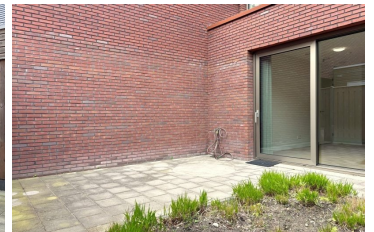
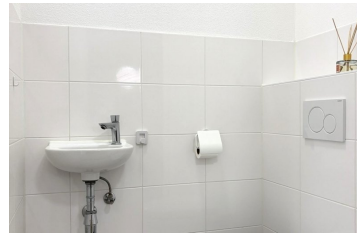
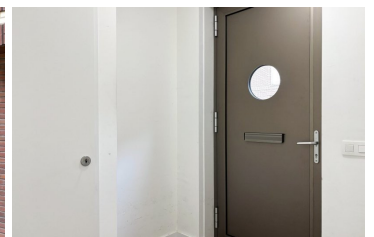
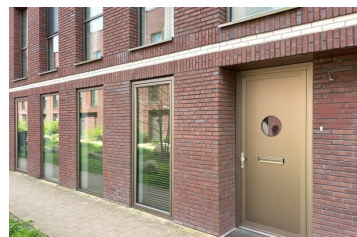
Furnishing

Balcony

Garage

Immediately available

Lift



This modern townhouse with an A++ energy label is situated in a highly central location on Prinses Mariannehof in Eindhoven. The city center is within walking distance, while the Eindhoven ring road can be reached within minutes, offering excellent connections to the A2/N2 highways. In addition, all daily amenities are available in the immediate vicinity.

The property is completely gas-free and connected to district heating. It also features a heat recovery ventilation system, underfloor heating throughout the entire home, and four solar panels on the roof. At the rear of the property, there is a private storage unit, and a designated parking space is included in the rental.

**Layout:**

Upon entering through the front door, you arrive in the hallway, which provides access to the toilet and the living room.

The spacious living room is finished with a durable PVC floor and features large floor-to-ceiling windows that allow for plenty of natural light. The open-plan kitchen is fully equipped with, among other things, a dishwasher, a 4-burner induction hob with an integrated extraction system, a refrigerator, and a combination microwave oven, all by Siemens.

**First floor:**

Landing with access to two bedrooms. The master bedroom is located at the front of the property, while the second bedroom is situated at the rear.

The bathroom is fitted with a spacious walk-in shower, toilet, and a washbasin with vanity unit.

**Second floor:**

On this floor, you will find a multifunctional space that is perfectly suitable as a home office, playroom, or walk-in closet. Adjacent is the laundry room, which also houses the mechanical ventilation system.

Through a door, you have access to the L-shaped rooftop terrace, which is oriented to the southeast and offers plenty of sunshine throughout the day.

**Garden:**

The beautifully landscaped, low-maintenance garden is positioned to the southeast and features a convenient rear access. This allows you to fully enjoy the sun while ensuring easy accessibility.

**Important:**

- Available per:
- 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.
- Internet and tv are not included in the rental price.

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