



Baerz & Co

LUXURY HOMES

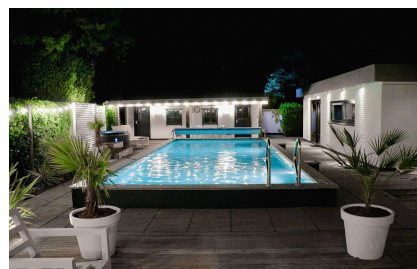
INTERNATIONAL

TETERINGEN

Steenbergen 47 - 4847 AR

Netherlands

€1,350,000 k.k.



Van Santvoort makelaars

Boutenslaan 195a
5654 AN Eindhoven

+31 (0)40 269 2530
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TETERINGEN

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ASKING PRICE

€1,350,000 k.k.

Status verkocht onder voorbehoud

Acceptance in overleg

CONSTRUCTION

Kind of house Eengezinswoning, vrijstaande woning

Building type bestaande bouw

Construction period 1973

Particulars

SIZES AND LOCATION

Living area 292 m²

Other indoor space 4 m²

External storage space 25 m²

Exterior attached space 25 m²

Volume 1069 m³

Plot size 1144 m²

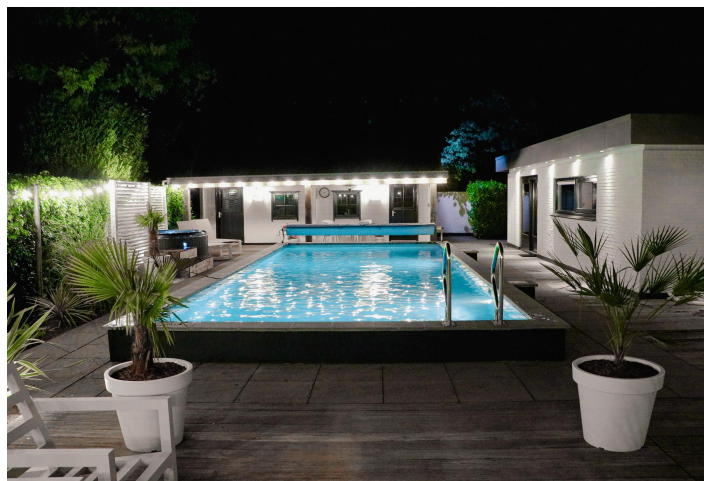
Location aan rustige weg, in woonwijk, in bosrijke omgeving

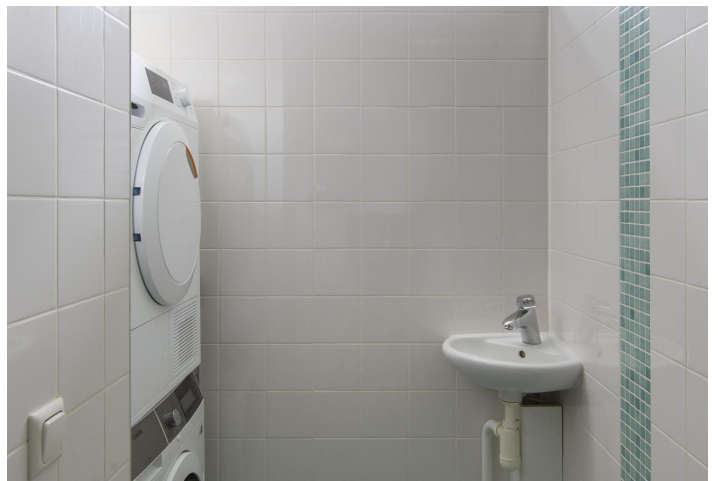


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TETERINGEN

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LAYOUT

Rooms	8
BedRooms	4
BathRooms	2
Floors	2
Facilities	mechanische ventilatie, alarminstallatie, tv kabel, zwembad, airconditioning, zonnecollectoren, jacuzzi, sauna

ENERGY

Class	B
Index	
End date	2032-05-30

MISCELLANEOUS

Insulation	dakisolatie, dubbel glas
Type of roof	zadeldak
Roof materials	bitumineuze dakbedekking
Inside maintenance	uitstekend
Outside maintenance	uitstekend

TETERINGEN

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C.H.

Heating	cv ketel, houtkachel
Boiler type	Nefit 9000i Aquapower plus HRC 45 CW6
Construction year	2021
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Type	vrijstaand steen
Facilities	voorzien van elektra, met vliering
Amount	1

GARAGE

Type	garage mogelijk
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GARDEN

Gardens	tuin rondom
Total surface	933 m²

TETERINGEN

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Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	openbaar parkeren
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DESCRIPTION

This fantastic, luxuriously finished villa is surrounded by a beautifully landscaped garden (with swimming pool) in a quiet location on the outskirts of Teteringen. The house offers many uses, partly because of the side wing which is used as an office, but also offers the possibility for ground floor living. The space is designed in such a way that it can be used as an office / practice space.

This beautiful home has been completely modernized in recent years and is in top condition. The house is also equipped with no less than 41 solar panels. The location is very good, near the village center, roads, forests, but also the center of Breda and Oosterhout can be reached in about 15 minutes.

LAYOUT

GROUND FLOOR

HALL/ENTRY

Hall/entrance with meter cupboard (plenty of groups, power current and earth leakage switches) and access to the various rooms:

LAUNDRY ROOM

The laundry room with connections for the washing equipment and a sink

PORTAL

TETERINGEN

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Portal with wardrobe, toilet room with toilet with built-in cistern and a fountain, pantry, built-in closet and access to the fitness room.

GYM

Fitness room (approx. 3.25 x 3.70m²) (with the possibility of a bedroom) with an adjoining bathroom.

BATHROOM I

Bathroom (approx. 3.25 x 1.30 m²) with modern furnishings consisting of a large shower cubicle, washbasin, design radiator, as well as luxurious wall and floor tiling.

SIDE ENTRANCE

Side entrance / portal, toilet room, access to the aforementioned fitness room and access to:

WORKROOM/KITCHEN

Work room (former 2nd living room) and a kitchen (approx. total of 35.00 m²) has been placed in this room. The kitchen equipment consists of a plastic top with a stainless steel sink, a gas hob, extractor hood, fridge, freezer, oven and various cupboards and drawers. A sliding door provides access to the garden.

From the aforementioned hall you reach the living area. Central intermediate room with access to the various rooms and a staircase to VI.

LIVING ROOM

The living room (approx. total of 60.00 m²) is located at the front and consists of 2 parts:

GARDEN ROOM

Garden room with adjoining partly covered terrace and garden.

TETERINGEN

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SITTING ROOM

The spacious sitting room with fireplace and fireplace. A very spacious effect is obtained by the high ceiling and the large windows.

OFFICE

Second office (approx. 4.50 x 2.80 m) located on the side of the house.

KITCHEN

Living/dining kitchen (approx. 5 x 6.55 m) with luxury furnishings consisting of granite top with tiled sink, 120m2 wide Falcon stove with 6 gas burners, 2 ovens and a storage drawer. An island with a granite worktop with cupboards and drawers, a wall unit with a fridge, freezer and apothecary cupboard. A television is placed in the wall unit.

The kitchen and bathroom have underfloor heating.

FIRST FLOOR

OVERFLOW

Landing with access to the bedrooms and bathroom.

BEDROOM I

Large front bedroom (approx. 3.80 x 6.40 m) with a raised ceiling.

BEDROOM II

Back room (approx. 3.50 x 4.10 m) also used as a wardrobe room.

BEDROOM III

The master bedroom (approx. 6.45 x 3.70 m) is located at the front with a view of the side garden. Storage space has been created behind the knee bulkheads.

BATHROOM II

TETERINGEN

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The bathroom (approx. total of 15.00 m²) is equipped with a very luxurious design with beautiful wall and floor tiling, a toilet, bath/whirlpool and a large walk-in shower with hand and rain shower. There is also a washbasin and a sauna. This bathroom has underfloor heating.

GARDEN

The beautiful garden is located around the house. The garden design consists of various terraces in wood and so-called schellevis tiles. On the side of the house is a partly covered terrace (with fireplace) located on the west, as well as a pond. In addition, a lawn and borders with a wide variety of plants, flowers and shrubs.

SWIMMING POOL

Behind the house, around the heated swimming pool, you also have several terraces. The terrace adjacent to the garage/outbuilding is also covered. A jacuzzi has been placed next to the swimming pool (this is offered for sale). The garden offers optimal privacy and is completely fenced.

DRIVEWAY

At the front of the house is a driveway with parking for several cars. For the rest there is a large pond with a filter installation.

GARAGE

The garage is currently used as a storage room and is divided into 2 parts. There is a large storage loft above the garage. The wood storage is located behind the garage.

TECHNICAL AREA

The technical room is accessible through the backyard. The filter installation for the swimming pool has been placed in this room, as well as 2 central heating combi boilers (1 AWB, approx. 2016), (1 Nefit HR central heating combi boiler 2021).

TETERINGEN

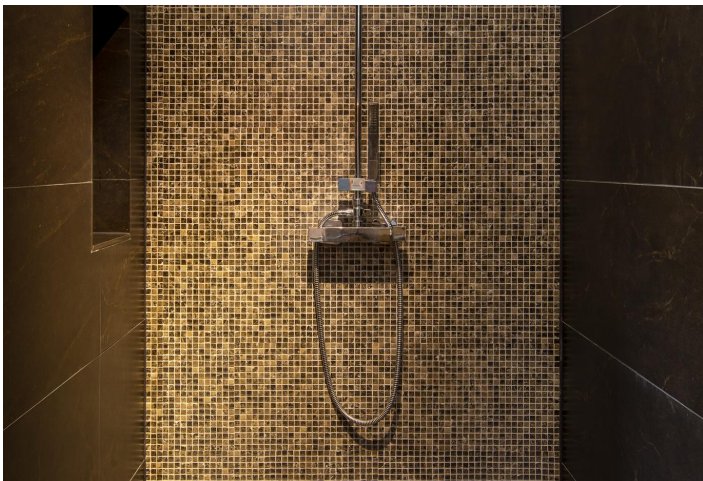
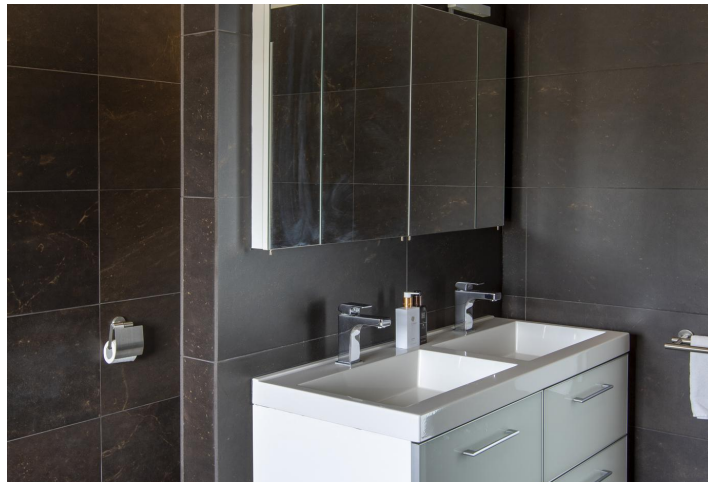
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WHAT ELSE YOU NEED TO KNOW

- The house has 41 solar panels, the yield of which is higher than the annual requirement.
- The kitchen and bathroom have underfloor heating.
- The house is equipped with an alarm system (the alarm system is available for purchase).
- 2 bedrooms are air-conditioned.
- The swimming pool is heated by a heat pump.











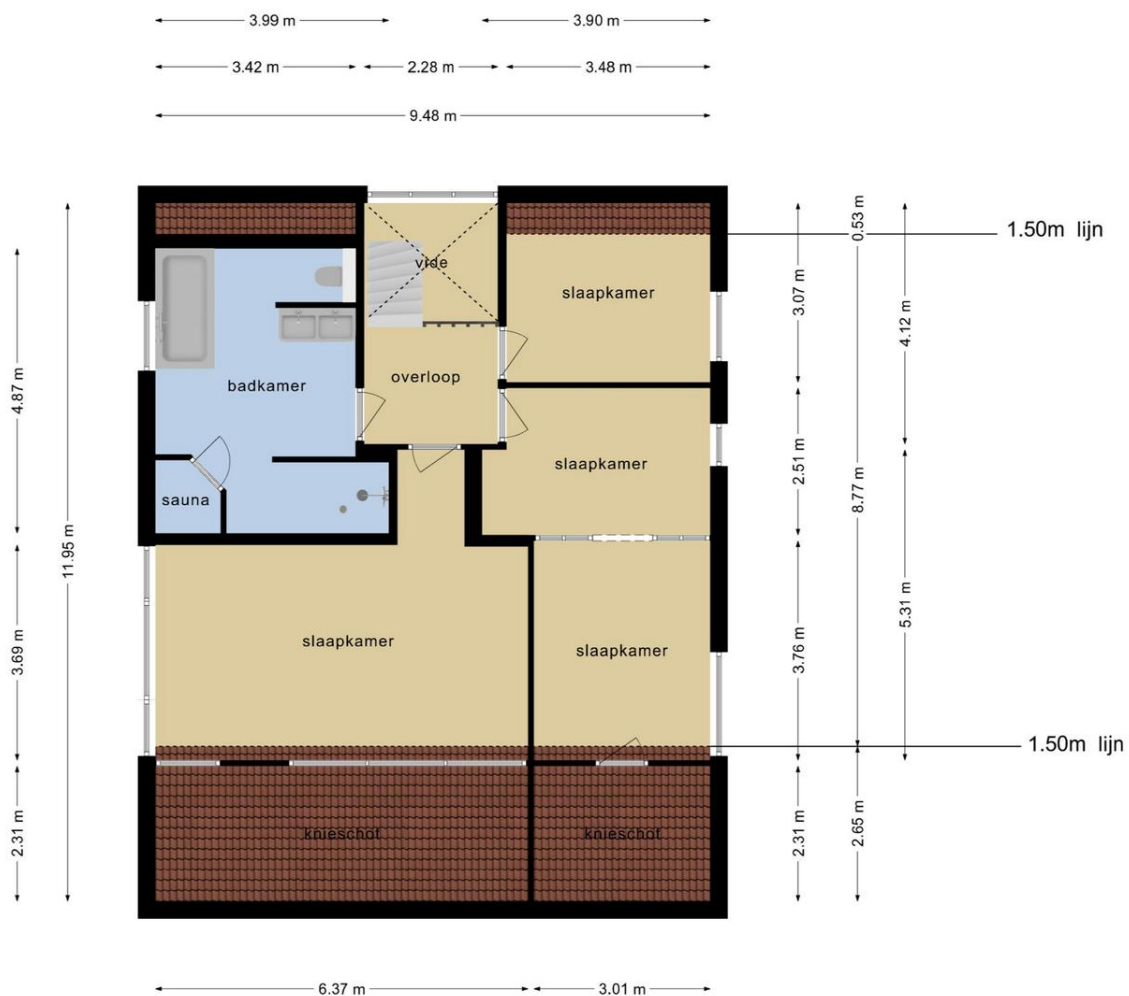








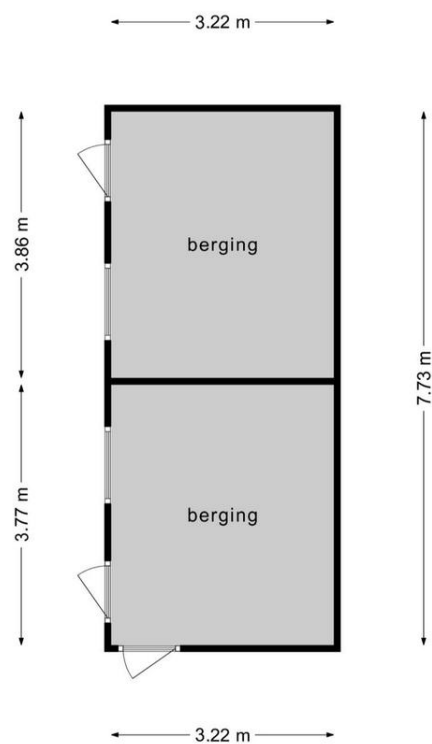




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