



Baerz & Co

LUXURY HOMES

INTERNATIONAL

BREDA

Mozartlaan 8 - 4837 EK

Netherlands

€1,200,000 k.k.



Van Santvoort makelaars

Boutenslaan 195a
5654 AN Eindhoven

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BREDA

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ASKING PRICE

€1,200,000 k.k.

Status verkocht onder voorbehoud

Acceptance in overleg

CONSTRUCTION

Kind of house Villa, vrijstaande woning

Building type bestaande bouw

Construction period 1966

Particulars

SIZES AND LOCATION

Living area 236 m²

Other indoor space 37 m²

External storage space 13 m²

Exterior attached space 16 m²

Volume 905 m³

Plot size 1081 m²

Location aan rustige weg, in woonwijk



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LAYOUT

Rooms	6
BedRooms	4
BathRooms	1
Floors	2
Facilities	alarminstallatie, tv kabel, dakraam

ENERGY

Class	C
Index	
End date	2032-05-12

MISCELLANEOUS

Insulation	dakisolatie, dubbel glas
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	Nefit

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Construction year	2010
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Type	aangebouwd steen
Facilities	voorzien van elektra
Amount	1

GARAGE

Type	geen garage
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GARDEN

Gardens	tuin rondom
Total surface	922 m²
Main garden	tuin rondom
Back entrance	1

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PARKING

Facilities	openbaar parkeren, op eigen terrein
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DESCRIPTION

At a prime location in Breda-South, residential area Ruitersbos, we offer you this completely and very tastefully modernized (former) semi bungalow.

This luxury object has no less than 236 m2 of living space and has a range of uses, including the opportunity to live life-resistant, but it is also a wonderful family villa with its 4 spacious bedrooms.

There is plenty of parking on private land and on the public road. The location is very good, in a quiet residential area but a few (cycling) minutes away from schools (including an international school), shops and the center of Breda. The Ginnekenmarkt, the Markdal and the beautiful Mastbos are also within cycling distance.

GROUND FLOOR

HALL/ENTRY

Hall/entrance with stairs to floor I, wardrobe, spacious stair cupboard and access to the hallway. Corridor with meter cupboard and access to the various rooms. In the meter box is the group box (16 groups 3 x earth leakage circuit breaker + three-phase current).

TOILET ROOM

This is equipped with a wall closet with built-in reservoir and a sink.

LIVING ROOM

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The spacious, bright living room consists of three parts:

- a sitting room (with fireplace), situated at the front
- an intermediate room / dining room area, adjacent to the kitchen
- a garden room

French doors (back) and sliding doors (front) provide access to the garden. Due to the large glass areas, there is a very nice incidence of light and a pleasant contact with the garden.

KITCHEN

Kitchen with adjoining dining room). The kitchen is located at the rear of the house. The luxury kitchen consists of an island with a large granite worktop with stainless steel sink, a 5 burner gas hob, an extractor hood, a dishwasher and various base cabinets. In addition, a wall unit has been installed, also with a granite worktop and various built-in appliances, namely a convection oven, a combination microwave and a refrigerator. In addition, this piece of furniture offers space for various cabinets. Adjacent to this kitchen you will find the dining room.

CELLAR

The basement can be reached from the living room.

FRONT ROOM

Front room with 3 fixed cupboards; this room is currently being used as an office, but can also be used as a guest/bedroom, hobby room or television room.

Laundry room in which the central heating combi boiler (Nefit HR 2010) and the connection points for the washing equipment are located, as well as a sink.

GARAGE

The garage is accessible via the laundry room. The garage floor is tiled, and there are stylish double doors at the front.

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FIRST FLOOR

OVERFLOW

Landing (with Velux roof window) and from where access to;

TOILET ROOM

BEDROOM I

Front bedroom with dormer.

BEDROOM II

Back bedroom, also with a dormer window.

GUEST/CHILDREN'S BATHROOM

Bathroom with walk-in shower with thermostatic tap and a sink.

BEDROOM III

The master bedroom. This very spacious room is located on the side of the house and offers, among other things, a large wardrobe space (at the entrance) and private bathroom. In addition, there is access to a spacious (separate) storage room. Daylight entry through a Velux roof window at the front and a dormer window at the rear.

BATHROOM II

This bathroom is located at the rear and adjacent to the master bedroom. The modern interior consists of a bath, a walk-in shower with hand and rain shower, a toilet (wall closet with built-in reservoir) and a washbasin.

GARDEN

Garden is located all around and offers very good privacy. There are several terraces (sun and shadow side), a very large lawn, borders with varying plants, trees and shrubs. In the backyard there is an insulated and multifunctional

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outbuilding with electricity with covered terrace.

WHAT ELSE YOU NEED TO KNOW

- The house has been modernized using good materials. The hallway on the ground floor is equipped with Arduin (natural stone), in addition, almost the entire house has a parquet floor, made of oak.
- The stairs to floor I are made of hardwood. Most doors are made of solid oak.
- The location is very good, close to all necessary facilities, but also close to sports clubs and various roads.
- The house is equipped with an alarm system.
- The traffic situation around the Southern ring road/Graaf Engelbertlaan, Graaf Hendrik IIIaan and Mozartlaan will be reconstructed. Enclosed you will find (by means of quotes) part of the plans:

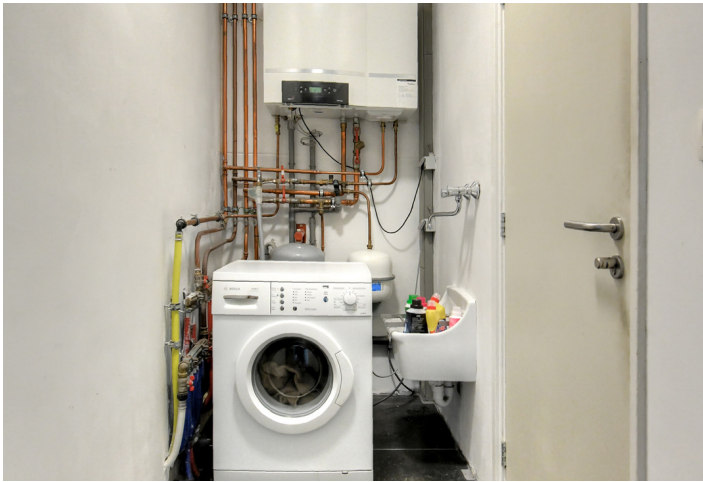
“This assessment shows a preference for a kluif roundabout at the connection with the entrances and exits of the Graaf Engelbertlaan and a single-lane roundabout at the intersections of Langendijk – Kortenaerlaan and Graaf Hendrik IIIplein – Piet Heynlaan. In combination with 2x1 lanes, a calm road image is created with uniform measures at the intersections. The rectilinear structure of the parkway will be maintained, existing groups of trees will be preserved and the downgrading of the road will create space for more greenery and water collection. The roundabouts have a smooth and simple traffic flow for car and bus traffic (few waiting times). Due to the low speed of motorized traffic on the roundabout, road safety improves significantly compared to the current situation. Cyclists and pedestrians have priority over car traffic on roundabouts and therefore have very good crossability and traffic flow. Due to the smooth flow of motorized traffic at an appropriately low speed on the roundabouts, the Graaf Hendrik IIIaan is well suited as a connecting road between the ring road and the center of Breda. The road now forms much less of a barrier between the two neighbourhoods.

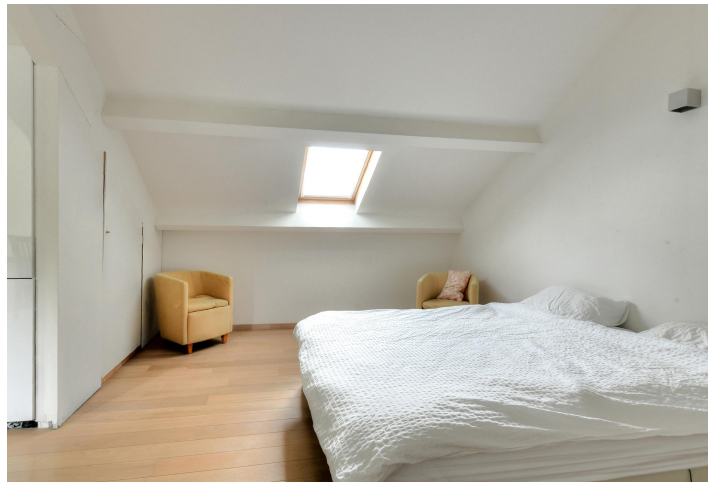
The exit from the Graaf Engelbertlaan on the southwestern side will be moved. This improves the space requirement and traffic safety of the roundabout and

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offers opportunities to strengthen the green structure there. This measure also contributes to the road image on the Graaf Engelbertlaan. Finally, it was decided in the design to implement the eastern parallel road as a bicycle street with a double red asphalt driveway (comfortable for bicycles) and rebate and central lanes. The bicycle street has a priority status compared to side roads, where the car is a guest. Cyclists are offered a comfortable and through route to the center on this section of the route." More information: planbreda.nl -> sketch design
Graaf Hendrik IIIlaan

- We sell this object in collegiate cooperation with GB Makelaar.













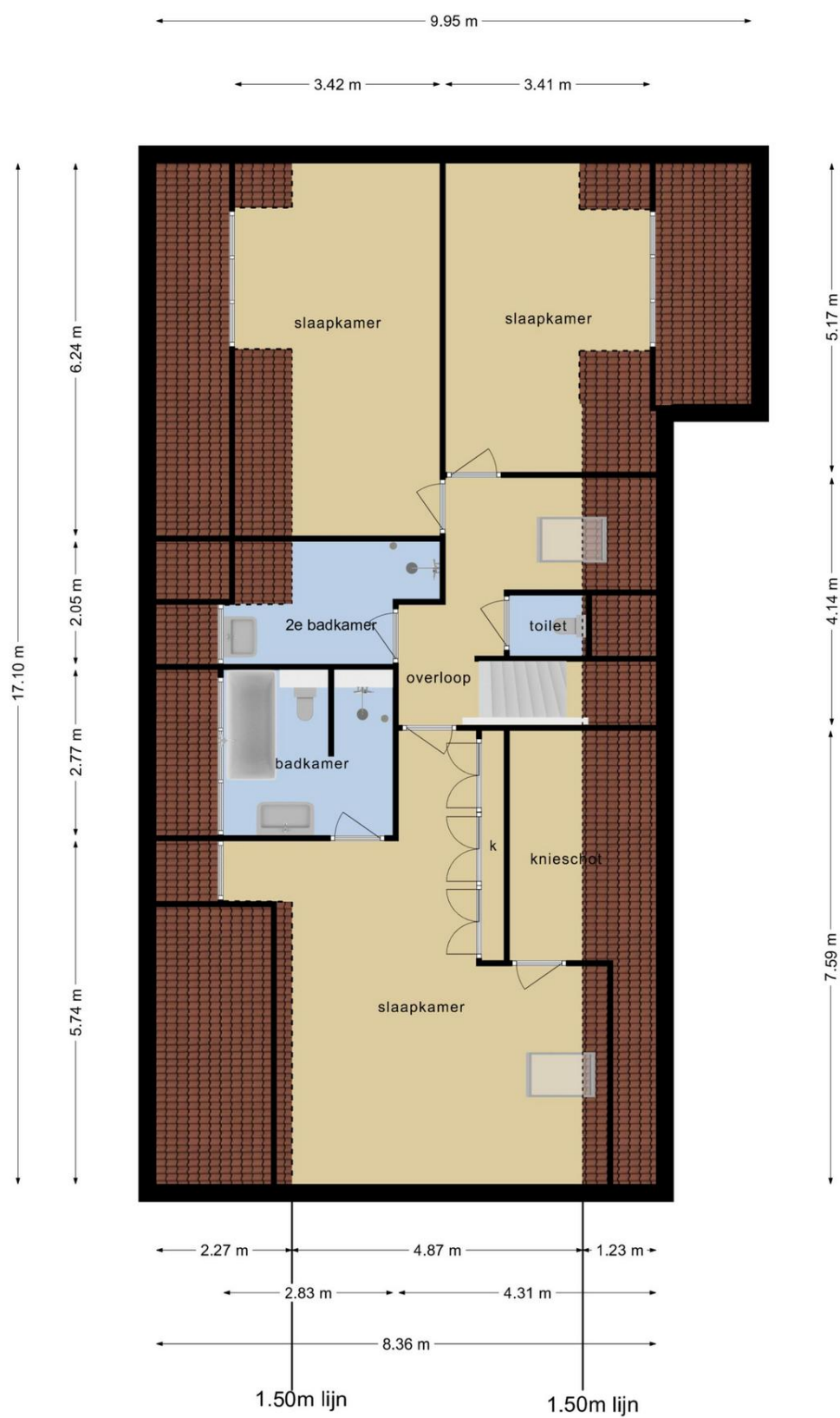






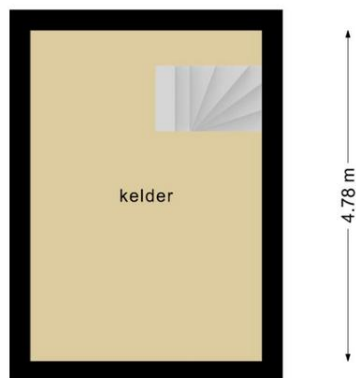


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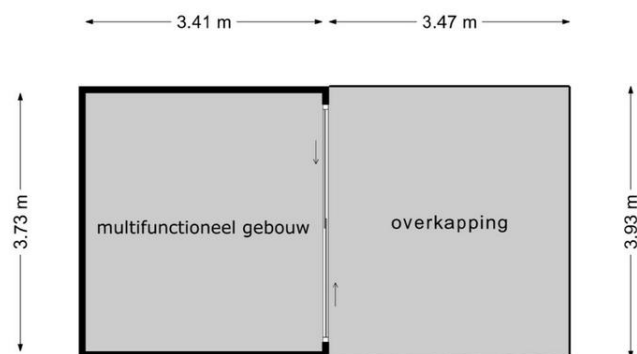


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