

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Scarlattistraat 80 A 5049 GC Tilburg



# Features



99m<sup>2</sup>

169m<sup>2</sup>

356m<sup>3</sup>

Energy label B

€ 350.000,- k.k.

Year built 1993



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# Features

## Transfer

Price: €350.000,-

Status: Sold

Offered since: 11 January 2026

Acceptance: As of date

## Build

Property type: Single-family house

Construction type: Residential house

Year built: 1993

Roof type: Gable roof

## Surface areas and volumes

Plot area: 169 m<sup>2</sup>

Volume: 356 m<sup>3</sup>

External storage: 6 m<sup>2</sup>

## Layout

Number of bedrooms: 6

Number of floors: 3 woonlagen

Energy label: B

Heating: Stadsverwarming

Hot water: Electric boiler (owned)

Cadastral municipality: Tilburg

Ownership: Full ownership

## Facilities

Parking facilities: Public parking

Garage types: No garage

# Description

## Description

This house, with a south-facing garden, is located in a child-friendly neighbourhood within walking distance of several playgrounds, plenty of greenery, a primary school, and many other facilities. The property is spacious, featuring 4 bedrooms and an attic with dormer windows at both the front and rear.

Year of construction: 1993

Volume: approx. 350 m<sup>3</sup>

Living area: approx. 99 m<sup>2</sup>

Plot size: 169 m<sup>2</sup>

Heating: district heating

Energy label: B

## Ground floor:

Entrance with meter cupboard, toilet, and access to the living room.

The semi-open kitchen is arranged in a corner layout and includes an induction hob with stainless steel extractor hood, as well as various built-in appliances including a dishwasher and combi-oven.

## First floor:

Landing with three bedrooms and the bathroom. The bathroom is equipped with a bathtub with shower option, a washbasin, and a toilet.

Bedrooms 1 and 3 are located at the front and measure 11 m<sup>2</sup> and 6 m<sup>2</sup> respectively.

Bedroom 2 is located at the rear and is approximately 10 m<sup>2</sup>.

## Second floor:

The attic includes an enclosed bedroom with a dormer window at the back. On the side of the staircase, there is storage space that also houses the boiler.

## Outside:

The south-facing rear garden is fully paved. There is a sunshade attached to the rear facade, and a water connection is available. At the back of the garden, there is a brick storage shed with a covered area near the gate.

# Media



# Media



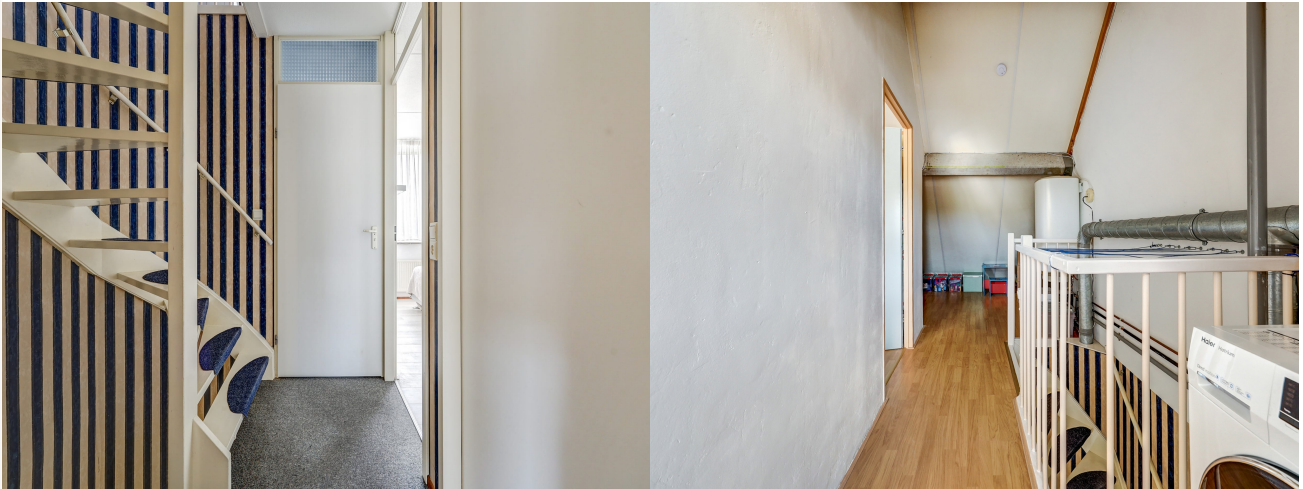
# Media



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