

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Zaaren 218 5122 GE Rijen





# Features



115m<sup>2</sup>

170m<sup>2</sup>

395m<sup>3</sup>

Energy label C

€ 395.000,- k.k.

Year built 1990



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# Features

## Transfer

Price: €395.000,-

Status: Onder bod

Offered since: 18 January 2026

Acceptance: In consultation

## Build

Property type: Single-family house

Construction type: Residential house

Year built: 1990

## Surface areas and volumes

Plot area: 170 m<sup>2</sup>

Volume: 395 m<sup>3</sup>

External storage: 10 m<sup>2</sup>

## Layout

Number of bedrooms: 6

Number of floors: 3 woonlagen

Energy label: C

Heating: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Gilze en rijen

Ownership: Full ownership

## Facilities

Parking facilities: On private property

Garage types: No garage



# Description

LIVING AT ZAAREN 218 - A PLACE YOU'LL NOT JUST COME HOME TO, BUT NEVER WANT TO LEAVE!

Schedule a viewing today and discover your new home in Rijen!

## MODERN, ENERGY-EFFICIENT & PERFECT FOR FAMILIES

Welcome to Zaaren 218 in Rijen – a surprisingly spacious and energy-efficient family home with energy label C, located in a child-friendly and green neighborhood. This house stands out on the street, partly because of its private driveway, meaning you'll always have your own parking space. Almost the entire house is fitted with roller shutters, even the large dormer window in the attic. Here you'll live not only comfortably, but also sustainably and centrally.

## THE LAYOUT: A HOUSE THAT FLOWS

### GROUND FLOOR – BRIGHT, SPACIOUS, AND PRACTICAL

Upon entering, you step into a spacious entrance hall with access to the living room. From the living room, you enter the hall with stairs and the toilet. The bright living room immediately makes you feel at home. At the front, you have an unobstructed view, and thanks to the large windows, plenty of natural light flows in. At the rear, you'll find the open-plan kitchen, cleverly positioned for optimal interaction with family or visitors. From the kitchen, you walk straight into the utility room, where there's space for laundry appliances and extra storage. A separate utility room is a real plus!

### FIRST FLOOR – THREE BEDROOMS AND A SPACIOUS BATHROOM

The stairs lead to the landing, where you have access to three spacious bedrooms. The rooms are bright and practically laid out. The bathroom is fresh and modern and features a bathtub with shower combination, a sink with LED mirror, and a second toilet – perfect for a busy family.

### SECOND FLOOR – MULTIFUNCTIONAL ATTIC ROOM

The attic is a fully-fledged attic room with plenty of possibilities. A workspace? An extra bedroom? A hobby room? Anything is possible here. Thanks to the large dormer window spanning the entire width, there's ample headroom, plenty of natural light, and a sense of space. The dormer window is prepared for a potential partition wall, making it easy to create an additional room. There's also plenty of storage space in the attic.

### GARDEN, DRIVEWAY & SHED – PRACTICAL AND COMPLETE

The house has a front garden with its own driveway, as well as a gate to the garden at the front and a gate to the fire lane at the rear. There's also a covered area facing the gate to the fire lane, ideal for storing your bike in a dry and sheltered spot. This makes everything easily accessible, while the garden remains optimally practical. The west-facing garden allows you to fully enjoy the afternoon and evening sun. In the garden, you'll find a shed with electricity, perfect for bicycles, garden furniture, or as a mini workshop.

## RIJEN – RURAL PEACE AND QUIET WITH CITY AMENITIES

Living in Rijen is a bit like being on holiday in your own village. It's green, peaceful, and friendly – yet with everything within easy reach. Families quickly feel at home here, and for good reason.

## SURROUNDINGS AND LEISURE ACTIVITIES

Rijen is beautifully situated between nature reserves such as Boswachterij Dorst, Recreatiepark het Cadettenkamp, and Het Vennenbos. Perfect for walks, bike rides, or a day in nature with the kids.

The popular Speelbos Gilze (Gilze Play Forest) is also just a stone's throw away, where young adventurers can fully enjoy themselves ...

## AMENITIES – EVERYTHING NEARBY

Rijen offers a comprehensive range of shops, including Albert Heijn, Jumbo, Lidl, Kruidvat, Etos, various clothing stores, bakeries, and a Hema. There are five primary schools, several secondary schools nearby (in Dongen, Oosterhout, and Tilburg), and no fewer than five daycare centers and after-school care centers. Everything you need for your family is just around the corner.

## SPORTS AND RECREATION

Rijen has a vibrant community life. You can join VV Rijen (football), T.V. Rijen (tennis), H.C. Gilze-Rijen (hockey), Atledo (athletics), and an active gymnastics club. There are also several gyms, an indoor swimming pool, and a sports hall nearby where tournaments and events are regularly organized.

## ACCESSIBILITY – SUPER CENTRAL

Rijen is conveniently located between Breda and Tilburg. By car, you can reach:

- Breda in 20 minutes
- Tilburg in 20 minutes
- Oosterhout in 15 minutes
- Eindhoven in 35 minutes

And you don't even need a car! Rijen has its own train station with direct connections to Breda, Tilburg, and 's-Hertogenbosch. By train, you can reach Tilburg in 11 minutes or Breda in 7 minutes. Cycling? Everything in Rijen is within 10 minutes.

## WANT TO SEE THIS HOUSE IN PERSON?

Don't miss this opportunity. Zaaren 218 is a move-in ready, sustainable home in a prime location in Rijen. Whether you're a first-time buyer or looking to take the next step with your family – this house is ready for your future.

Call us soon for a viewing and be amazed by the space, the light, and the ambiance. Living



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