

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Roelandshof 15 4814 CT Breda

Features



96m²

265m³

Energy label A

€ 450.000,- k.k.

Year built 2010



Rotsvast Breda

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Gestoffeerd

Features

Transfer

Price: €450.000,-

Status: Available

Offered since: 25 May 2026

Acceptance: As of date

Build

Property type: Single-family house

Construction type: Residential house

Year built: 2010

Roof type: Flat roof

Surface areas and volumes

Volume: 265 m³

External storage: 6 m²

Layout

Number of bedrooms: 4

Number of floors: 2 woonlagen

Facilities: Mechanical ventilation

Energy label: A

Insulation: Roof insulation, wall insulation, floor insulation, double glazing

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Breda

Ownership: Full ownership

Main garden: Back garden

Main garden area: 54m²

Main garden location: Noordwest

Facilities

Parking facilities: On private property

Garage types: No garage

Description

NEAT, MODERN HOME – LOCATED NEAR THE CITY CENTRE – WITH 3 BEDROOMS, A GARDEN AND ENERGY RATING A!

This neat terraced house, with its own parking space and situated a short distance from the city centre, is well worth a visit!

Location:

Quietly situated in a charming courtyard – built in a semi-circle around the small square – with a charming appearance and a private parking space right outside the door. Located a short distance from schools, a nursery, a supermarket and shops. The various main roads are also easily accessible.

Layout:

Hall:

Hall/entrance hall featuring a meter cupboard, toilet, staircase and access to the living room.

Toilet:

The brightly tiled toilet features a built-in toilet with a washbasin.

Living room:

Cosy living room with laminate flooring, situated at the rear of the property and featuring a stair cupboard and access to the garden via French doors.

Kitchen:

Open-plan kitchen with an L-shaped layout, fitted with various built-in appliances including a gas hob, combi-oven, dishwasher, extractor hood and a fridge.

Garden

A lovely, tidy (urban) back garden, with a detached wooden shed and rear access.

Parking space

The property has its own parking space at the front of the house in the communal car park.

First Floor:

Landing:

Landing with a built-in cupboard housing the central heating boiler, mechanical ventilation and washing machine connection.

Bedrooms:

3 lovely bedrooms with laminate flooring, comprising 1 bedroom at the front and 2 bedrooms at the rear

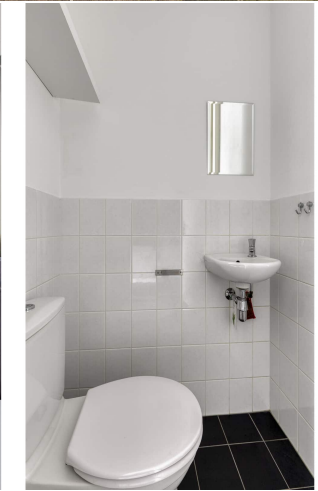
Bathroom:

Neat, brightly tiled bathroom fitted with a shower, toilet and double washbasin with vanity unit.

Special features:

- * The property has underfloor heating.
- * Laminate flooring on the ground floor and first floor.
- * Private parking space in a communal car park.
- * Energy rating: A.
- * Owners' association contribution: approx. €168.69 per month, for the property including parking space (costs for exterior maintenance/paintwork, maintenance of the courtyard including lighting and landscaping, and building insurance).
- * No rights may be derived from this presentation.

Media



Media



Media



Media

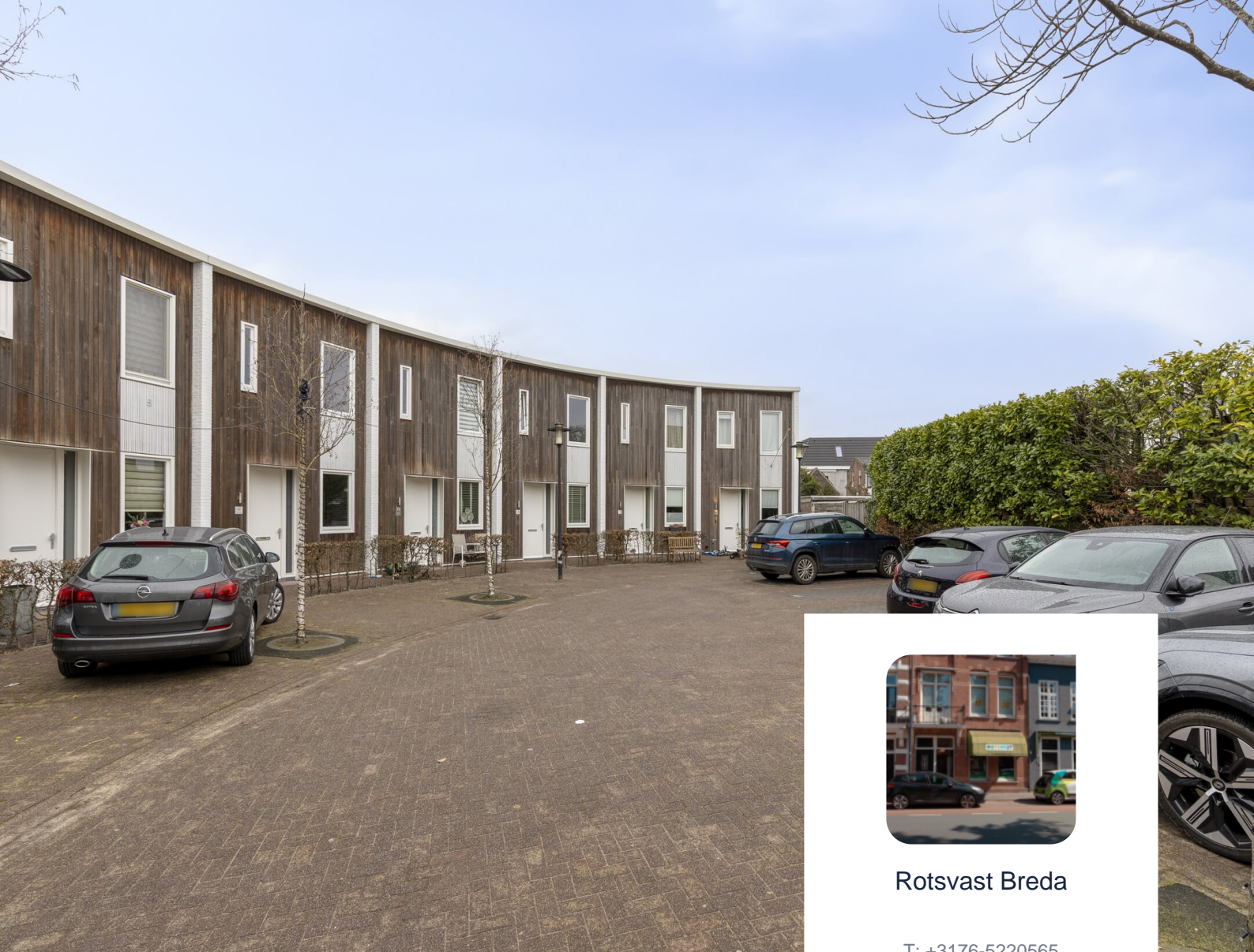


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