

# ROTSVAST

verhuur, verkoop & vastgoedbeheer

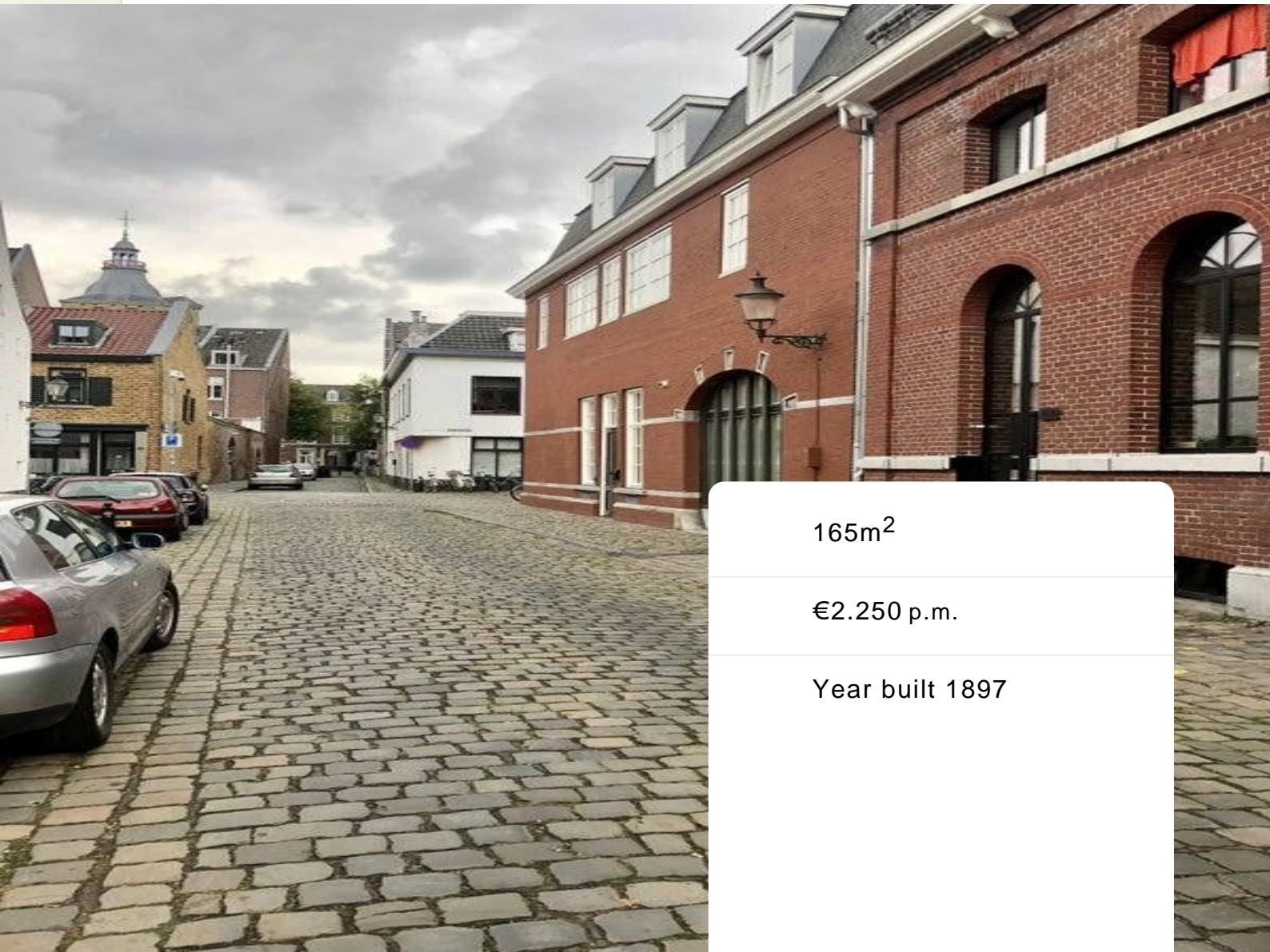


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Uitbelderstraat Maastricht



# Features



165m<sup>2</sup>

€2.250 p.m.

Year built 1897



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# Features

## Transfer

Price: €2.250 p.m.

Status: Nieuw

Interior: Upholstered

## Build

House type: House, Family house, Terraced house

District: Statenkwartier

Year built: 1897

## Surface areas and volumes

Living area: 165m<sup>2</sup>

## Indeling

Number of living rooms: 4

Number of bedrooms: 3

Number of bathrooms: 2

Total of rooms: 4

Bathroom facilities: Bathtub, Double sinks, Entire floor heating, Walk-in shower

Number of kitchens: 1

Number of toilets: 2

## Features

Pets: In consultation

Maintenance indoor: excellent

Maintenance outdoor: excellent

Public transport: No

# Description

No students permitted - Minimum rental period of 24 months

This stunning, modernized home from 1897 combines authentic elements of the former brewery and wine storage with modern amenities. The property features stylish steel frames and vaulted high ceilings, creating a sense of space and luxury.

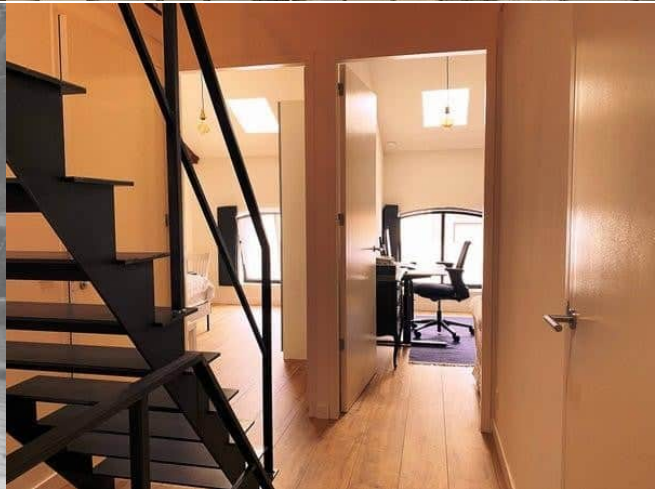
Upon entering, you find the entrance hall (6 m<sup>2</sup>) and a toilet (1.4 m<sup>2</sup>) with a wall-mounted toilet and sink. The spacious, open living room (38 m<sup>2</sup>) includes a luxury kitchen equipped with modern built-in appliances such as a dishwasher, induction cooktop, combi microwave/oven, and extractor hood. The ground floor is fitted with underfloor heating and has a striking glass floor section at the front of the house.

A steel staircase leads you to the first floor, where you'll find two bright bedrooms (14 m<sup>2</sup> and 10 m<sup>2</sup>), a large storage room (4 m<sup>2</sup>) with laundry connections, a separate toilet, and a bathroom (8 m<sup>2</sup>) with a bathtub, separate shower, and double sink.

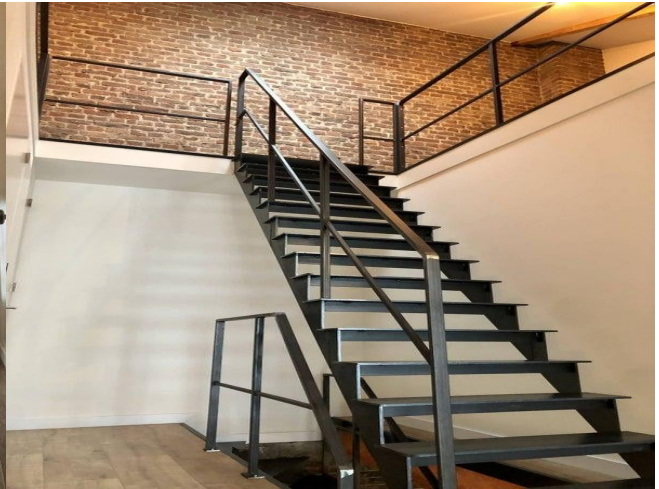
Above the first floor, there is an additional open living space (8 m<sup>2</sup>), ideal for an office or hobby room. Additionally, there is a spacious basement (40 m<sup>2</sup>) with an intermediate floor of 22 m<sup>2</sup>. This level includes a second bathroom (6 m<sup>2</sup>) with a shower and sink, and an extra bedroom. The glass floor section and street-level windows provide ample natural light to this area.

The rent is exclusive of costs for gas, water, electricity, and TV/internet.

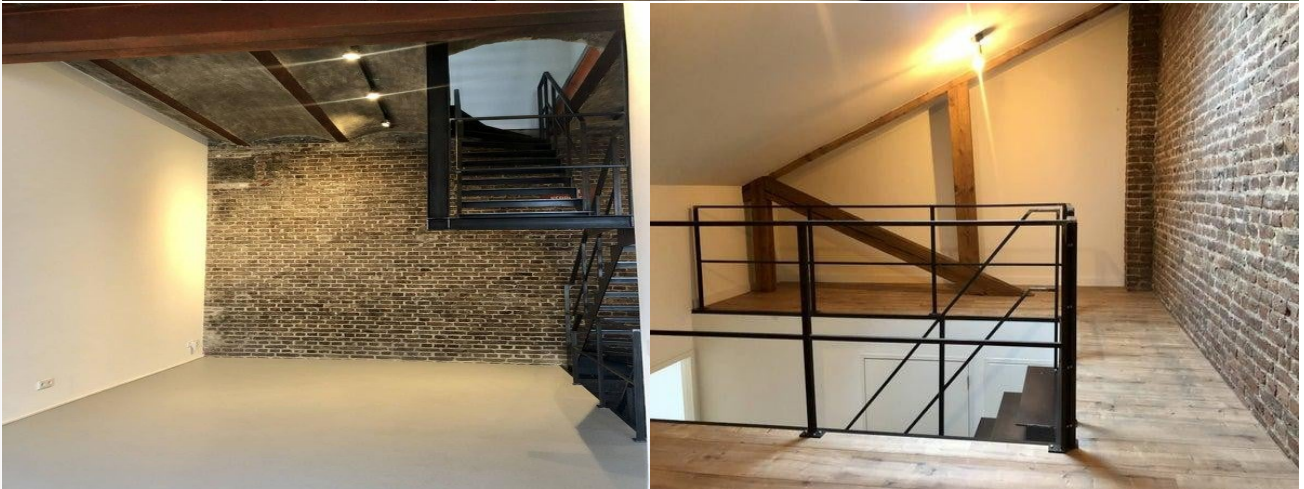
# Media



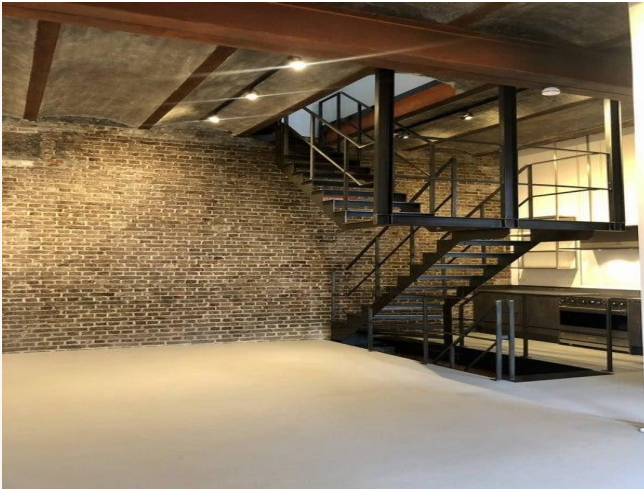
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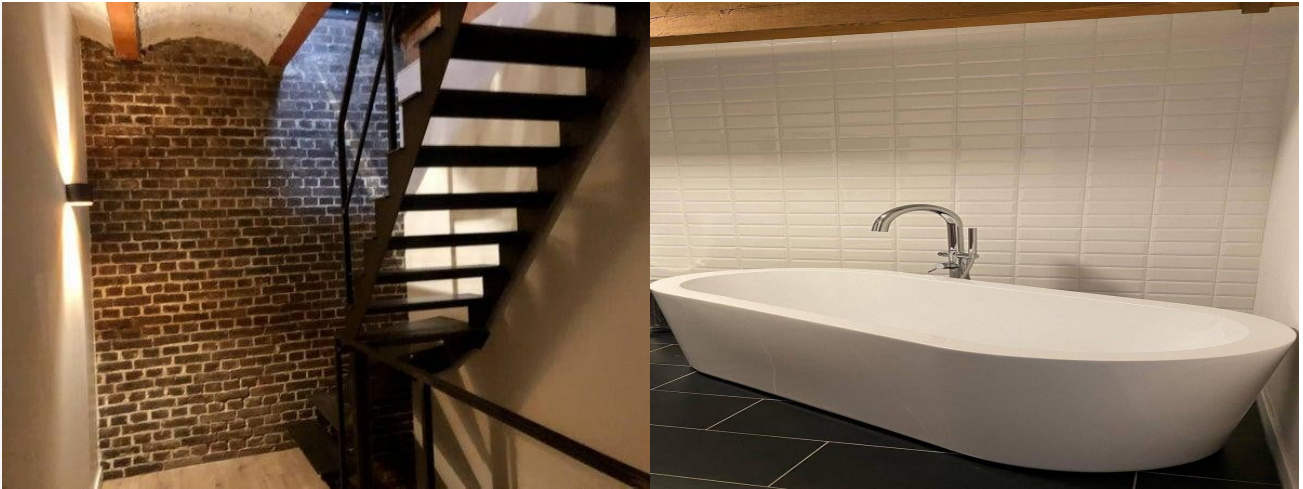
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