

Asking price:
€ 410.000 K.K.



MOLIERELAAN 86, EINDHOVEN



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**Will this
be your
home?**



Molierelaan 86, Eindhoven



KENMERKEN

Overdracht

Vraagprijs € 410.000,- k.k.

Aanvaarding In overleg

Bouw

Type object Woonhuis, eengezinswoning, hoekwoning

Soort bouw Bestaande bouw

Bouwperiode 2002

Dakbedekking Bitumen

Type dak Platdak

Keurmerken Energie prestatie advies

Isolatievormen Muurisolatie
Spouwmuren
Vloerisolatie

Oppervlaktes en inhoud

Perceeloppervlakte 76 m²

Gebruiksoppervlakte wonen 123,8 m²

Inhoud 436 m³

Oppervlakte overige inpandige ruimten 9,7 m²

Oppervlakte gebouwgebonden
buitenruimte 16,4 m²

Indeling

Aantal bouwlagen 3

Aantal kamers 4 (waarvan 3 slaapkamers)

Aantal badkamers 1

Aantal balkons 2

Locatie

Ligging Aan rustige weg
In woonwijk
Nabij openbaar vervoer
Nabij school

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Energieverbruik

Energie label A

CV ketel

CV ketel Wesen

Warmtebron Elektriciteit

Bouwjaar 2020

Eigendom Eigendom

Uitrusting

Warm water Elektrische boiler

Verwarmingssysteem Centrale verwarming

Heeft airco Ja

Heeft een balkon Ja

Heeft kabel-tv Ja

Glasvezelaansluiting aanwezig Ja

Telefoonaansluiting aanwezig Ja

Beschikt over een internetverbinding Ja

Heeft schuur/berging Ja

Heeft een dakraam Ja

Heeft zonwering Ja

Heeft ventilatie Ja

Kadastrale gegevens

Eigendom Eigen grond

Eigendom Eigen grond



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Description of the house

Woonhub presents:

If you are looking for a uniquely designed and originally divided house with a playful character, you should definitely take a look at this family home on the Molièrelaan in the Blixembosch district in Eindhoven (Woensel-Noord district). Special about this house is that the spacious living room and cozy open kitchen are located on the top floor. One floor below you will find three full bedrooms and a fully equipped bathroom. As a resident of this house you will also have two large balconies, one of which faces the sunny southwest. Furthermore, this is a move-in ready, future-proof home. The kitchen and bathroom have been renovated in 2016, the electric boiler was replaced in 2020 and thanks to cavity wall insulation, floor insulation and HR glazing, this house is assigned energy label A. There are also 12 solar panels on the roof.

Ground Floor

After entering through the front door, you first find yourself in a neat entrance hall. Behind an ornate sliding door you will then find the fixed staircase that leads to a small platform on the first floor.

First floor

Arriving on the first floor, the said platform leads into a spacious landing. From there you have access to three large bedrooms. From two of these nicely finished bedrooms, you can reach the meter-long balcony that runs the length along this living level.

The landing of the first floor also provides access to a fully equipped bathroom. Here you can use a wonderfully spacious walk-in shower (with glass shower walls). There is also a large bathtub with shower connection available. In addition, you will find a standing toilet and a colorful washbasin with a trendy sink. The bathroom was completely renovated in 2016.

Finally, on the other side of this floor you will find a storage room. Here you will find an electric water heater (by Wesen from 2020) and connection points for a washer and dryer.



Description of the house

Second Floor

Through the platform of the first floor, the fixed staircase continues upwards. On the top floor of this house you then land on a small landing. Walking straight ahead, you will find yourself in a secluded toilet room, which is equipped with a standing toilet and a sink.

In addition, from the landing - through a stylish sliding door - the beautiful living area is accessible. After entering the open living area, you will find the kitchen on the right. This is a modern, sleek-looking kitchen with, thanks in part to the beautiful kitchen island, an enormous amount of work and storage space. The cooking island can also be used as a dining and/or bar table. In terms of built-in appliances, this kitchen includes a dishwasher, a gas stove, an oven, a microwave, a refrigerator, a freezer and a hot water faucet (Quooker). Like the bathroom, this beautiful kitchen is from 2016.

Moving towards the front of this floor, you will then find the generous living room that this house has. This living room is further nicely finished and very bright, something that is due to the large windows facing southwest. On that side, you also have access to the second large balcony of this home through an outward opening door.

Characteristics

- Unique, playfully divided family home in family-friendly neighborhood in the Blixembosch district, in the north of Eindhoven (Woensel-Noord district).
- House with flat roofs, so you benefit from extra space.
- Excellently insulated house, including through cavity wall insulation, floor insulation and hr windows.
- New electric water heater (Wesen brand) installed in 2020.
- Beautiful, open living area on the top floor, with living room facing southwest.
- Modern kitchen and bathroom, both installed in 2016.
- Three spacious bedrooms.
- Two large balconies, one facing southwest.
- Separate storage room available.
- Energy label: A

Location

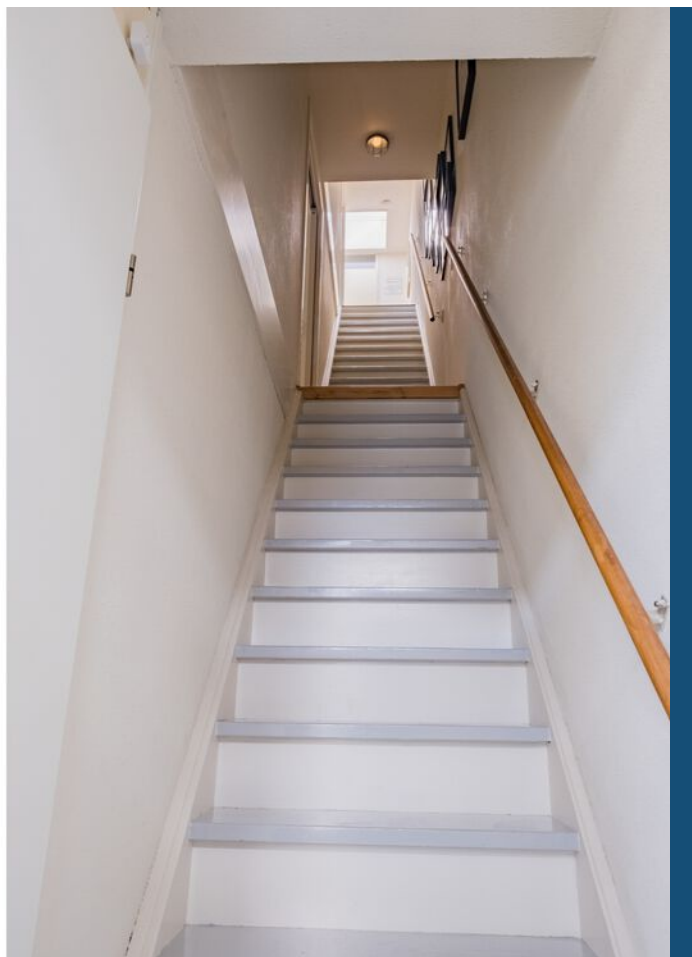
The Molièrelaan is part of the Blixembosch district, in the Woensel-Noord district in the north of Eindhoven. You live here in a spacious, family-friendly neighborhood. The beautiful Aanschotpark and the adjacent (and much larger) Henri Dunantpark are only a few hundred meters away. At the same time, you live right behind a shopping center that includes a large supermarket and essential stores, including a pharmacy and a drugstore. The nearest elementary schools are also within walking distance.

From Molièrelaan, you further only need to walk a few minutes to get to the nearest bus stop. There you benefit from a good bus connection to the center of Eindhoven. Finally, if you travel by car, you will be on the John F. Kennedylaan in about five minutes, from where you will be on the A2, A50 or A270 in no time.





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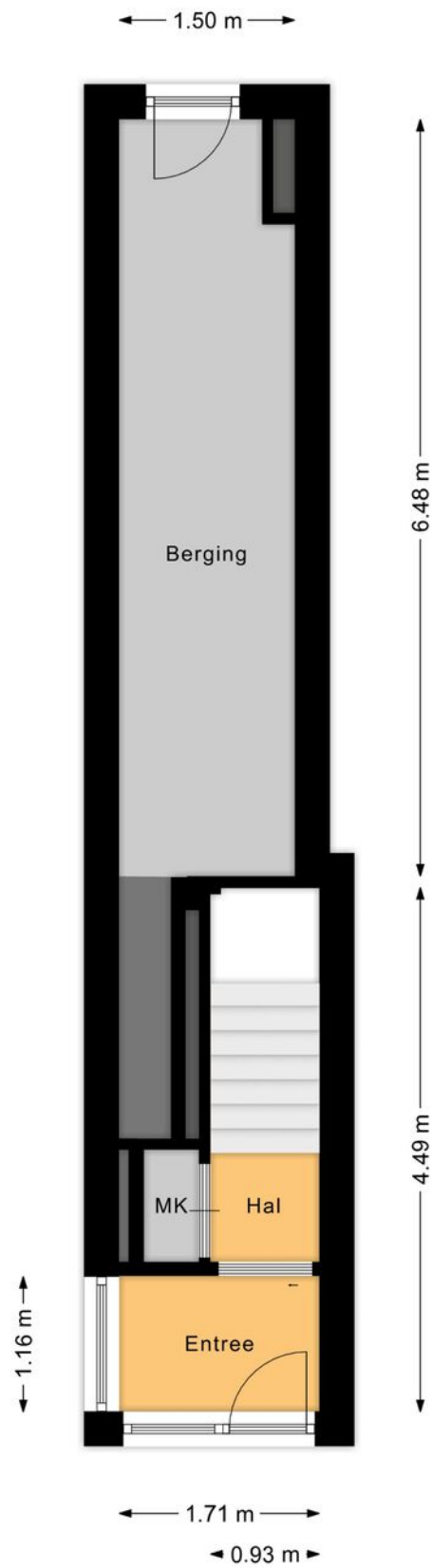




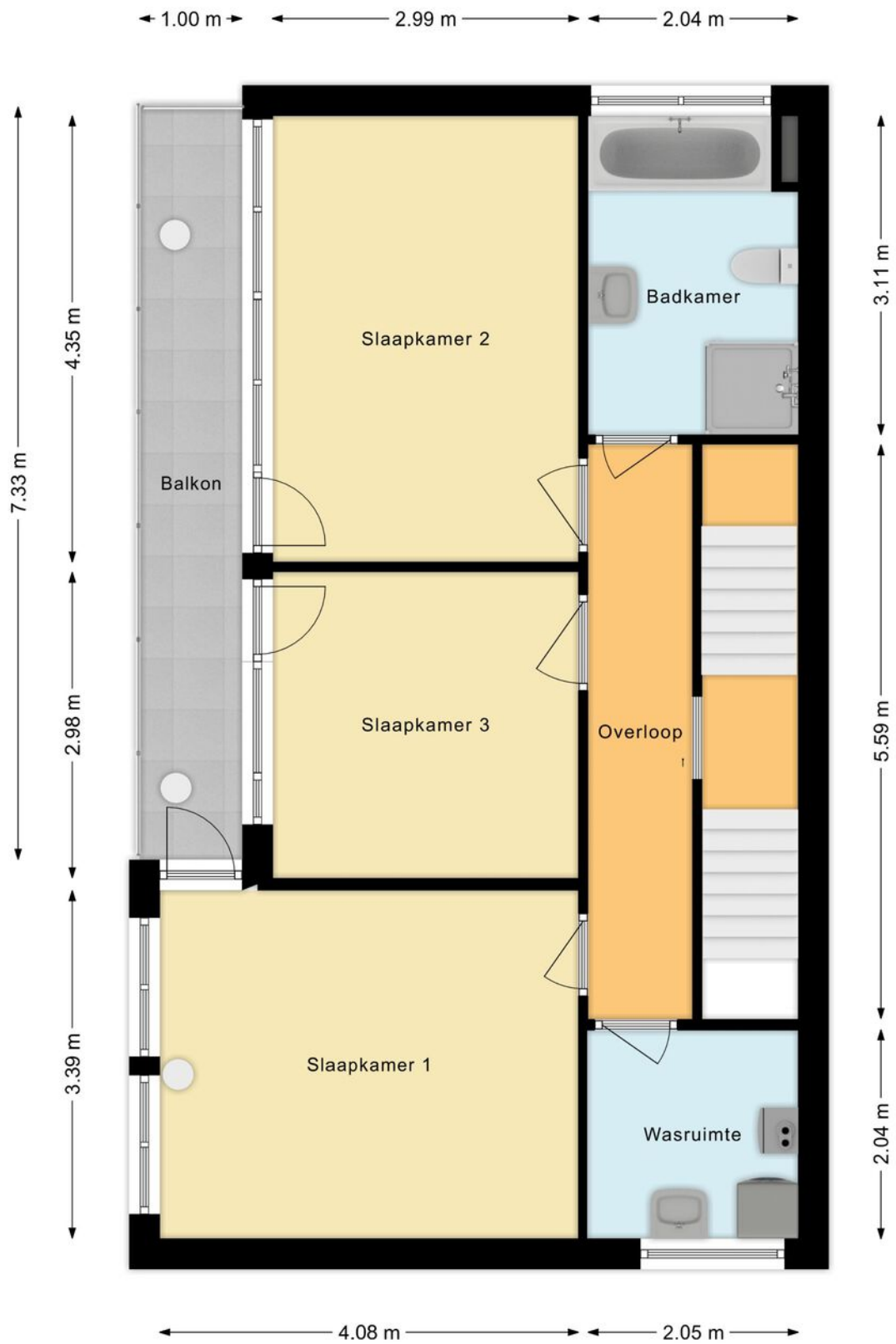
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MAP



MAP



MAP





INTERESTED? CONTACT US!

Did you find it a pleasant viewing and would you like to know how we would view your home?
to sell? Then of course we would like to hear this too.

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