

# A LOUER



## Furnished flat

- Surface : 50m<sup>2</sup>
- Disponibilité : 2025-03-01
- Référence : 1725S\_Bourgogne
- Nombre d'étage(s) : 4
- Etage : 0
- Année de construction : 0

## Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ascenseur
- Volets Roulants

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**Furnished 1-bedroom apartment for rent in Beggen. 4.5 km from Luxembourg city center. Top floor (4th floor with elevator) of a small condominium with cellar and balcony.**

**The apartment comprises :**

- 1 Hall with built-in closet
- 1 Living/dining room
- 1 Balcony adjoining the living room
- 1 Separate fitted kitchen
- 1 Bedroom
- 1 Shower room with toilet and washbasin
- 1 Cellar

**Want to know more?**

**Hall:**

The hall features a built-in closet with two sliding doors.

Entry phone.

Laminate flooring.

The hall distributes all the rooms in the apartment.

**Living/dining room:**

In this good-sized room (+- 23.4 m<sup>2</sup>) you'll find : 1 table, 4 chairs, 1 storage unit, 1 sofa, 2 coffee tables.

The floor is covered with laminate.

Direct access to the balcony from this room

**Balcony:**

The balcony measures +- 4.70 x 1.70 .

You can easily install a table and chairs to enjoy sunny days.

The floor is covered with flagstones.

**Separate fitted kitchen :**

The kitchen measures +- 2.84 x 1.80

This room is fully equipped and furnished.

Appliances include an oven, a 4-burner electric hob, a hood, a washing machine, a 1-bowl stainless steel sink with integrated drainer and a fridge with freezer compartment.

There's plenty of furniture to store all kitchen utensils and other appliances/robots.

A gas-fired boiler supplies the apartment with hot water and heating.

The floor is covered with laminate.

**Bedroom:**

1 bed and 1 closet.

The floor is covered with laminate.

Room surface +/- 4.00 x 3.20

**Shower room :**

The shower room ( +- 1.66 x 1.55 ) is equipped with 1 WC, 1 washbasin and its medicine cabinet, 1 shower cubicle and shelves.

The floor is tiled, as are ¾ of the walls.

**Windows:**

All windows are double-glazed and equipped with strap shutters.

**Practical information :**

Monthly rent excluding utilities: 1,550 Euros

Monthly advance on charges: 200 Euros

Including water consumption, maintenance of common areas and garbage tax.

Charges do not include: Private electricity, gas, rental insurance, internet and TV subscription. To be paid by the tenant.

Deposit: 2 months' rent

Agency commission: 800 Euros + 17% VAT payable by tenant and 800 Euros + 17% VAT payable by owner.

Pets are not accepted

Non-smoking apartment

Energy passport : In progress

**Location:**  
Set well back from the main road, the residence is quietly away from traffic. It's close to a bus stop taking you to Luxembourg City.  
A children's park is nearby in the same street.

**Nearby amenities:**

1.5 km: Sports center, Espace shopping center, doctors, ...

**Access:**

Bus line:

250-meter stop LUX Dommeldange with routes: 110, 111, 112, 691, 791, 850, D31,D32, EE5 and MH1

260 m from Emile Metz Quai 2 stop, with routes: 10, 11, 26, 71 and 81

By car :

Walferdange: 3 km

Luxembourg city center: 3 km

Luxembourg Kirchberg: 4 km

**Our opinion :**

This 1-bedroom apartment is bright and quiet. It is located on the 4th and top floor of a small residence. Set back from the main road, it enjoys a peaceful setting, yet is close to amenities and hospitals.

For a visit or further information, please contact your FMI s.a. advisor Frédérique Fery on 00352 621 29 39 21 (also WhatsApp).



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LUXEMBOURG-BEGGEN

Loyer : 1 550 euros  
Monthly charges : 200 euros

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