

A LOUER



Furnished flat

- Surface : 80m²
- Disponibilité : 2024-12-03
- Référence : 1980S_2ch_Dudelage
- Nombre d'étage(s) : 3
- Etage : 3
- Année de construction : 0

Caractéristiques

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

DUDELANGE

Loyer : 1 700 euros
Monthly charges : 400 euros

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FMI

7 rue des Mérovingiens
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SHORT or MEDIUM TERM RENTAL in Dudelange Centre! Furnished and equipped apartment with 2 bedrooms. With Wifi and TV.

It is located on the top floor in a small residence of 4 apartments in the center of Dudelange.

The apartment has :

- Entrance hall
- A shower room with WC
- Private WC,
- A living/dining room with open-plan fitted kitchen,
- Two separate bedrooms

Apartment of +/- 80 m2, furnished with 2 bedrooms, short or medium-term rental in the center of Dudelange (Minimum 6 months), wifi and TV subscription included in the charges.

The apartment has been completely renovated. It is furnished and equipped. Bed and bathroom linen are provided.

It has been tastefully furnished in a modern, cosy, ready-to-live-in style. You'll have all the comforts you need for a pleasant stay in Luxembourg.

The apartment includes :

Hall:

You open the private door to your apartment and enter a hallway with access to the shower room and toilet on your right, and the main living area opposite you.

It's bright and airy, with plenty of storage space, a mirror and a three-compartment shoe cupboard.

The floor is tiled.

Shower room:

It features a beautiful Italian-style shower with rainwater showerhead, a towel warmer, a ceramic sink set on a storage unit, a wall-hung mirror, a column unit for storage and a wall-hung toilet.

The floor and walls are tiled.

First bedroom:

This room is equipped with: 1 double bed 180x200 cm, 2 suspended bedside shelves with lamps, 2 bed rails, 1 built-in cupboard with 2 sliding doors and 2 hinged doors.

Tiled floor. Double-glazed window.

Open-plan kitchen:

Open-plan and fully equipped (microwave oven, conventional oven, 4-burner induction hob, hood, central island, dishwasher, large fridge with freezer compartment, sink).

The central island features bistro-style stools for dining. It forms the transition between the kitchen and the living area.

Double-glazed window.

Crockery, cooking utensils, cutlery, coffee machine, electric kettle and toaster are all provided.

Tiled floor

Living/dining room:

In the living room you have a living area and a dining area.

The living area:

You'll enjoy : 1 leather sofa, 1 flat-screen TV, 1 digital decoder for cable reception of TV channels, 1 TV cabinet, 1 cozy rug, 2 two wall shelves, 1 coffee table.

Dining area:

You will have at your disposal 1 glass table with extensions placed under the glass top and 6 chairs.

Two double-glazed windows

Tiled floor.

Second bedroom:

Equipped with a 2-person 180x200 cm bed, 2 suspended bedside shelves with lamps, 2 bed rails and a built-in cupboard with 2 sliding doors and 2 rounded hinged doors. Two columns complete the bedroom decor.

Tiled floor.

Two double-glazed casement windows and drapes.

A washing machine is available in the shared laundry room.

Each window in the apartment is equipped with a strap shutter and a blackout blind.

Charges:

Calculated on the basis of occupancy by 2 people.

Supplement of 80.00 Euros / month for occupancy by 3 people.

They include: TV subscription, personal consumption of water, heating, electricity, wifi and cleaning of common areas.

Insurance not included (to be taken out by tenant).

Practical information :

- Minimum rental 6 months.

- Rental guarantee of 2 months' rent.

- Parking available on the street or in nearby public parking lots. However, given the apartment's central location, a vehicle is not required.

Agency fee :

A lease and an inventory of fixtures will be drawn up.

Agency commission: 950.00 Euros + 17% VAT payable by tenant and 950.00 Euros + 17% VAT payable by lessor.

Location :

The apartment is a 5-minute walk from Dudelange station, with a direct train to Luxembourg-City, a 25-minute journey.

Dudelange park 50 m away.

Bakeries, pharmacies, doctors, banks, cafés and restaurants 100 meters away.

Sports center, swimming pools and schools 400 meters away. Match supermarket 300 meters away.

Dudelange Kiirch" bus stop:

75 meters away:

Bus lines 4, 5, 8, 9, 631, 801, 802, R06.

By car :

Dudelange Z.I. Riedgen at 4km

Luxembourg-centre at 18.5km

Luxembourg-Kirchberg at 26.4km

Luxembourg Cloche d'Or at 17km

Esch-sur-Alzette center at 14km

Esch-Belval at 16km

Energy passport in progress



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