

# A LOUER



## Furnished flat

- Surface : 65m<sup>2</sup>
- Disponibilité : 2024-12-03
- Référence : 2093S\_Gasp\_2ET
- Nombre d'étage(s) : 3
- Etage : 2
- Année de construction :

## Caractéristiques

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

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**SHORT- or MEDIUM-TERM RENTAL, FURNISHED and EQUIPPED ONE-BEDROOM APARTMENT, with internet and electricity included in the monthly charges) with 1TERRACE and 1Private indoor PARKING SPACE in LUXEMBOURG-GASPERICH.**

This +-65m2 apartment is located on the second floor without elevator, in a small residence.

**It comprises :**

- Hall with built-in cupboard
- A living room : dining room with access to the terrace
- Bathroom with WC, washing machine and dryer
- Separate fitted kitchen
- Separate bedroom
- A small dressing room
- Terrace with wooden floor
- A shared laundry room on the third floor
- An indoor parking space
- Bed and bathroom linen
- Household utensils, iron and ironing board
- Crockery and kitchen utensils

**Want to find out more?**

The main room:

This spacious, light-filled room will help you feel immediately at home.

The floor is covered with Solnhofen natural stone tiles.

A French window and two large windows give this room plenty of light and direct access to the wood-floored terrace.

Bathroom:

Fully tiled, it features a combined bathtub and shower, washbasin, mirror, WC, washing machine, tumble dryer and storage shelf.

Open-plan fitted kitchen:

The open-plan fitted kitchen features a dishwasher, conventional oven, fridge, hood, ceramic hob, sink and plenty of storage space. The floor is tiled.

Bedroom:

The floor is tiled. The bedroom has a double-glazed window with blind. It also has a wall-mounted shelving unit and a desk.

Terrace:

The Terrace has a surface area of approx. 9 m2 and is accessible from the living room.

Communal laundry :

The shared laundry room is located on the third floor and is very spacious and bright.

Indoor parking space:

You will have at your disposal a parking space located inside the building, in the basement.

Dressing room:

A small dressing room with two built-in closets

**Practical information:**

Deposit: 2 months' rent

Monthly rental charges: These are based on 1 person occupancy and also include internet and electricity.

80.00 € per additional month if occupied by 2 people

Agency commission: 1,150.00 Euros + 17% VAT payable by the tenant and 1,150.00 Euros + 17% VAT payable by the owner.

Pets are not accepted

Non-smoking apartment

**Location:**

The apartment is located in the heart of the Gasperich district of Luxembourg City, close to restaurants, a driving school, a butcher's shop, hairdressers, a pharmacy, a hotel and the train station.

**Buses :**

The apartment is 100 meters from Gasperich's main bus stop "Bei der Auer", from where lines 2; 23; 18 and others are accessible. These take you to Kirchberg, Gare Centrale and other points of interest around Luxembourg City. (Very high frequency)

**Our opinion :**

This "All-In" concept is very interesting!!! You arrive with your suitcases and that's it!

No need to worry about bed linen or bathroom towels. Dishes, cutlery, kitchen utensils... it's all there.

Very close to everything, you're just a short bus, train or car ride away from Kirchberg, Luxembourg City, the train station or the Cloche d'Or district.

Shops around the building let you do your shopping or dine in one of the many restaurants without using transport.

Energy passport in progress.



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