

A LOUER



Furnished studio

- Surface : -
- Disponibilité : 2024-11-07
- Référence : 2558S_Studio307_Stras
- Nombre d'étage(s) : 4
- Etage : 4
- Année de construction : 0

Caractéristiques

- Parlophone
- Chauffage au gaz
- Chauffage central
- Radiateurs

LUXEMBOURG-GARE

Loyer : 1 270 euros
Monthly charges : 330 euros

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FMI

7 rue des Mérovingiens
8070 Bertrange
+352 24 83 24-1

<https://www.fmi.lu>

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SHORT- or MEDIUM-TERM RENTAL Luxembourg:Charges include weekly cleaning services, WIFI and TV.
Occupancy by 1 person only!

Large studio located in a building, without elevator, on the fourth floor.

Cleaning :

The cleaning of the studio is included in the charges.

This includes cleaning the studio and changing bed and bathroom linen once a week.

Bed linen, bathroom linen, crockery and kitchen utensils are provided.

The studio :

The studio is located on the fourth floor (no elevator). Very well insulated, it's quiet and you'll be able to relax in complete peace. Large double-glazed Velux windows give this spacious studio plenty of light. They are decorated with curtains.

The studio features :

- A large main room
- A fully-equipped kitchen
- A dining area
- A lounge area
- A sleeping area
- A shower room

The furniture is arranged to preserve the space of the room. You'll find: a 2-person bed, closet, sofa, armchairs, round table, chairs, TV stand and television.

The night space :

Large curtains separate the living area from the sleeping area.

Built-in kitchen:

It is integrated behind folding doors and is equipped with: microwave oven, fridge, sink, hob and plenty of storage space.

Private shower room:

WC, shower, washbasin and a towel warmer for warm towels when you get out of the shower.

Direct dial telephone in the studio (free incoming calls, outgoing calls charged to tenant).

Benefits:

Charges include:

Electricity, heating, cold and hot water, studio cleaning, common area charges, internet are included in the very attractive price. You will only be responsible for compulsory rental insurance in Luxembourg.

You no longer need to make arrangements to register the electricity meter in your name, subscribe to an internet service provider, wait several months for your heating and electricity bill after you leave, etc...

This concept allows you to arrive with your personal belongings and start your professional life without having to think about all these inconveniences. You'll be up and running straight away, knowing that you've budgeted for your stay in Luxembourg in advance.

Practical information :

Deposit: 2 months' rent

Agency commission: €800.00 + 17% VAT payable by tenant and €800.00 + 17% VAT payable by owner

Occupancy by 1 person only

!!! No washing machine

Situation:

Very well located, this building will enable you to get around mainly on foot, by streetcar or bus.

Located on rue de Strasbourg, you're close to the train station (300 m) and all its buses, or to the streetcar serving most of the business and shopping districts in and around Luxembourg City.

There's a Cactus supermarket on the street (50 m), a baker on the Place de Strasbourg (150 m), a fishmonger, a grocery store and a variety of other food and convenience stores, as well as a laundry 600 m away.

All clothing, sports, household appliance and food stores nearby (Avenue de la Liberté, Avenue de la Gare, Rue de

Strasbourg).

Restaurants (Pizzeria, Chinese, Indian) in the street around the building.

Hairdressers, hotels and greengrocers are also located around the building.

Streetcar:

300 meters from the Luxembourg-Gare streetcar stop.

Bus:

Located just a stone's throw from the train station, buses connect you to the city center, Kirchberg, Limpersberg, Cloche d'Or and Gasperich in just a few minutes.

Car:

No parking is available, but underground parking lots in the vicinity, such as on the square or rue Fort Neipperg, offer monthly passes.

Close to the bypass, you'll have quick access to freeways to Germany, France and Belgium.



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