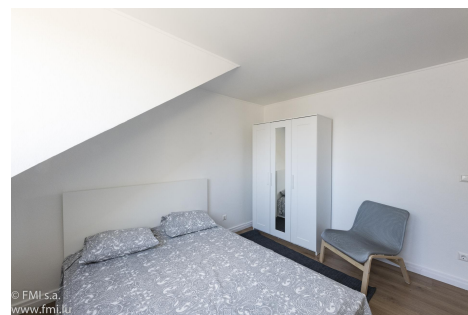


# A LOUER



## Furnished room

- Surface : -
- Disponibilité : 2025-03-10
- Référence : 2632S\_Ch\_Pte\_Cim
- Nombre d'étage(s) : 3
- Etage : 3
- Année de construction : 0

## Caractéristiques

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

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**Furnished ROOM for short or medium-term rental in Luxembourg Bonnevoie in a 62 m2 furnished and equipped two-bedroom apartment rented on a shared basis.**

Charges include Wifi, electricity and cleaning of the apartment's common areas.

**3rd floor, no elevator, in a very well-maintained residence.**

The two-bedroom apartment is fully furnished.

**Monthly rent includes :**

- Internet access
- Electricity
- Water consumption, heating (as a good father)
- Garbage tax
- Cleaning of apartment common areas

Common areas include :

- 1 Separate fitted kitchen
- 1 Small living/dining room
- 1 Shower room with WC
- 1 Shared laundry room with 1 private washing machine for apartment occupants and hanging lines
- 1 Cellar

**Want to know more?**

**You'll have to share :**

Living/dining room:

This room is located at the rear of the building. A double-glazed window provides plenty of natural light.

This living room is equipped with a two-seater sofa, a high table for 4 and 4 high chairs.

No television.

Solid parquet flooring.

Separate fitted kitchen:

The separate fitted kitchen is equipped with: oven, fridge, separate freezer, hood, 4-burner electric hob, L-shaped worktop, kitchen table, sink and storage space.

All standard utensils are provided.

The floor is tiled.

Shower room:

The shower room features: a WC, a single washbasin, a wall-mounted mirror and a radiator. This room is fully tiled and has ventilation.

A shared laundry room in the basement of the residence.

A private washing machine for the apartment's occupants and hanging wire.

**Private bedrooms:**

The apartment has 2 separately rented bedrooms.

The bedroom has :

1 double bed, 1 bedside table with bedside lamp, 1 desk and chair, 1 closet and 1 armchair.

Blackout blinds are provided.

Laminate parquet flooring.

Radiator.

Double glazed window.

Bed and bathroom linen provided.

**Practical information :**

Deposit: Two months' rent

Lease duration: Minimum 6 months

Agency commission: 125% of one month's rent + 17% VAT payable by tenant

Pets are not accepted.

No smoking.

Occupancy by one person only

**Close to all amenities:**

Less than 1 km: bakery, pharmacy, nursery, doctors, pediatricians, dentists, restaurants, breweries, gas stations with grocery convenience store, Bonnevoie technical high school, ...

1.5 km: CACTUS Howald shopping center, DIY store, bank, etc.

3 km: Luxembourg city hypercenter

**Car access :**

1.5 km from the Rocate freeway leading to Belgium, France and Germany

2 km from Place de la Gare in Luxembourg

3 km from downtown Luxembourg

4 km from La Cloche d'Or

8 km from Kirchberg

**Buses :**

Very close to bus stops that will take you directly to Luxembourg train station or to Kirchberg.

**Streetcar:**

500 meters from the "Lycée de Bonnevoie" streetcar stop.

**Our opinion:**

Room located in a beautiful apartment close to all amenities. The apartment is very bright. Great opportunity!

Energy passport in progress.



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