

# A LOUER



## Furnished flat

- Surface : 50m<sup>2</sup>
- Disponibilité : 2024-12-20
- Référence : 2852S\_Fmi\_Bertr\_Stra
- Nombre d'étage(s) : 2
- Etage : 2
- Année de construction : 1972

Thermal insulation class



## Caractéristiques

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

BERTRANGE

Loyer : 1 700 euros  
Monthly charges : 285 euros

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FMI

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

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)

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**FURNISHED APARTMENT FOR SHORT OR MEDIUM TERM RENT** with furnished balcony, Wifi and TV. 1-bedroom apartment for rent in Bertrange (1 km from the Arlon road), on the top floor (2nd) of a 3-façade house in a dead-end street.

Occupancy by 1 person.

Surcharge for occupancy by a second person: + 80.00 Euros per month.

**This beautiful 50 m2 apartment features:**

- 1 Living/dining room
- 1 Separate fitted kitchen
- 1 Bedroom
- 1 Dressing room
- 1 Shower room with WC
- 1 Utility room
- 1 Private garden
- 1 Furnished balcony of +- 5m2
- Bed and bathroom linen
- Crockery and kitchen utensils, Nespresso coffee machine, ...
- Washing machine and dryer

The apartment has been tastefully furnished in keeping with the latest trends.

The house is located at the end of a dead-end road. Peace and quiet guaranteed!

**Orientation :**

The apartment is traversing.

The living/dining room faces north-west.

The kitchen faces west, while the bedroom and balcony face south.

The apartment is as follows:

Located on the 2nd floor without elevator, you access the apartment via a Scrafito staircase. Push open your private door... and you'll immediately notice that you're in an apartment that's a pleasure to live in.

The apartment's Zebrano parquet flooring brings a soft warmth to the rooms.

**How are the rooms arranged?**

**Living/dining room:**

This 23 m2 main room is laid out in such a way that the living room and dining room find their place in a natural way.

**Dining area:**

1 table and 3 chairs.

Built-in storage space under the roof allows you to store items you have little or no use for.

**Living area:**

You'll find : 1 sofa, 1 coffee table, 1 TV unit with flat-screen TV, 1 bookshelf, 1 desk with chair and desk lamp.

Daylight is provided by a window on the dining room side and a velux window on the living room side. The window is fitted with a shutter and the velux is fitted with a blackout blind.

A door gives access to the fitted kitchen.

**The fitted kitchen:**

Aesthetically pleasing and highly functional.

You'll find a cabinet with sink, storage space, a dishwasher, a beautiful central island with hood, ceramic hob, forced-air oven, 1 microwave oven, 2 high stools, a tall cabinet with fridge, freezer and "Pharmacy"-style pull-out storage.

For your convenience, crockery and kitchen utensils are provided, as well as a NESPRESSO coffee machine, electric kettle and toaster.

From the kitchen you can access either the bedroom or the shower room.

**The bedroom:**

The bedroom is also a pleasant, bright room.

It is equipped with: 1 bed 160 x 200 cm, with storage box, 2 bedside tables with lamps, a closet.

Bed linen is provided.

A French window gives access to a balcony;  
The bedroom leads to a small dressing room.

The small dressing room :  
It is equipped with a closet and shelves.

Balcony:  
South-facing. It is equipped with 1 table and 2 chairs.  
Not overlooked.

The shower room:  
The fully tiled shower room has a shower, washbasin and WC. Motorized ventilation.  
Bathroom linen is provided.

**And more...**

A private washing machine and tumble dryer in the shared laundry room.

Private garden:  
Rare! A small plot of private garden at your disposal!

All windows and patio doors are fitted with shutters and roller blinds.  
Velux windows are fitted with blackout blinds.

**Practical information :**

Monthly rent excludes utilities.  
Supplement for second occupancy: + 80.00 Euros per month.  
Monthly charges: also include wifi, TV and private electricity.

Deposit: 2 months' rent  
Agency commission: 1,000 Euros + 17% VAT payable by tenant and 1,000 Euros + 17% VAT payable by owner.

**Close to all amenities:**

Less than 1 km: Les Thermes de Strassen with swimming pool, gym, sauna, restaurant  
1 km away: bakery, pharmacy, crèche, doctors, pediatricians, dentists, church, restaurant, etc.  
2 km: CACTUS Belle Etoile shopping center, municipal administration, bank, post office, Z.I. de Bourmicht, European School, etc.  
3 km: City Concorde shopping center

**Car access :**

2 km from Zone d'Activités de Bourmicht and freeways to Belgium, France and Germany  
5 km from Luxembourg city center  
8 km from Kirchberg  
10 km from Cloche d'Or

**Bus and train access :**

400 meters from "Strassen Chapelle" bus stop with bus line 8  
600 meters from Bertrange train station (train to Luxembourg) + bus line 10  
1 km from route d'Arlon bus stop with numerous bus routes 8

**Our opinion :**

The apartment is very pleasant to live in. The finishes and fittings are of the highest quality. The daylight, the colors, the parquet flooring, everything contributes to making this apartment a property of great quality of life. You'll make it your cozy nest!

The fully-equipped kitchen is highly functional. The central island and high stools are perfect for meals on the go.

Ideal for a single person or a couple. This apartment, located in a residential area, will be appreciated by people looking for real living comfort and tranquility without being too far from the center's amenities.

There is no private parking space for your car, but parking spaces are available in front of the building and on the street (free with the residents' parking sticker).

Excellent orientation, giving you a very bright and pleasant apartment to live in.

No neighbours nearby. You'll be able to enjoy your home in complete privacy.

The apartment is part of a small 6-unit condominium located at the end of a dead-end street, guaranteeing peace and quiet.

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