

A LOUER



Furnished flat

- Surface : 70m²
- Disponibilité : 2025-03-01
- Référence : 3127S_Hellange
- Nombre d'étage(s) : 3
- Etage : 0
- Année de construction : 2021

Caractéristiques

- Triple vitrage
- Parlophone
- Buanderie
- Chauffage au sol
- Chauffage au gaz
- Chauffage central
- VMC double flux
- Volets Electriques

HELLANGE

Loyer : 2 300 euros
Monthly charges : 400 euros

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FMI

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

<https://www.fmi.lu>

info@fmi.lu

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SHORT OR MEDIUM TERM RENTAL with Internet / TV in Hellange! Furnished and equipped apartment with 2 bedrooms, terrace, garden, garage and laundry room.

Furnished and equipped apartment located on the ground floor of a very recent two-family house.

It comprises :

- Living/dining room
- Open-plan fitted kitchen
- A shower room with WC
- Two bedrooms
- 2-car garage (lengthwise)
- Furnished terrace
- Garden
- Laundry room with washing machine and dryer
- Bed and bathroom linen
- Kitchen utensils, crockery, coffee machine, etc.

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 :

Living/dining room:

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

The living area:

You'll enjoy : 1 2-seater sofa with built-in chaise longue, 1 TV unit with flat-screen TV, 2 coffee tables, 2 carpets and storage space.

Dining area

A round table and 4 chairs.

Tiled floor.

Direct access to the furnished terrace with armchairs, sofa and table.

Access to the garden via a small staircase from the terrace.

Fully-equipped kitchen:

It is open and fully equipped (microwave oven, conventional oven, 4-burner induction hob, hood, dishwasher, fridge, freezer, sink and plenty of storage space.

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

The first bedroom:

This room is equipped with: 1 bed 160x200 cm, 2 bedside tables with lamps, a beautiful 4-door closet, 1 TV cabinet with flat-screen TV.

Tiled floor.

Triple-glazed window, electric shutter.

Second bedroom:

This room is equipped with: 1 bed 140x200 cm, 1 bedside table with lamp, a 6-door closet, 1 desk and 1 leather armchair.

Tiled floor.

Triple-glazed window, electric shutter.

Shower room:

The shower room features an Italian-style shower

with rainwater showerhead, towel warmer, washbasin and 1 WC.
The floor and walls are tiled.

A washing machine and dryer are available in the private laundry room.

Charges:

Monthly charges of 400 Euros cover: TV subscription, personal consumption of electricity, water, heating, wifi, maintenance of communal areas and garden.

Practical information:

- Minimum rental: 6 months.
- Rental guarantee: 2 months' rent.
- Agency commission: 1,250.00 Euros +17% VAT, payable by tenant and 1,250.00 Euros +17% VAT, payable by owner.

Location:

Less than 3 km: local authority, sports center, playground, cultural center, crèche

Less than 4 km: Bettembourg Wonder Park

4 km: Supermarket, banks, post office, restaurant

6 km: Peisch golf course

By train :

Bettembourg train station 4 km away

By car:

A13 freeway: 2.5 km

A13 / A3 / E 25 interchange: 3 km

Bettembourg: 4 km

Mondorf les Bains: 10 km

Luxembourg Gasperich-Cloche d'Or district: 12 km

Luxembourg city center: 15 km



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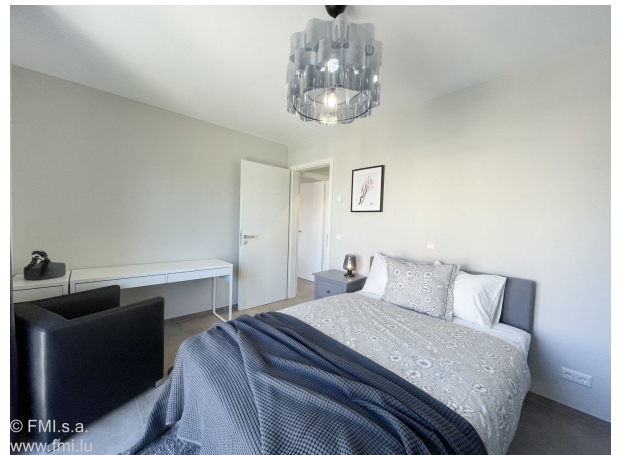
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