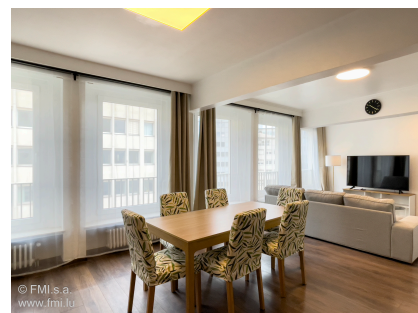


# A LOUER



## Furnished flat

- Surface : -
- Disponibilité : 2025-03-06
- Référence : 4108S\_Liber\_3ch
- Nombre d'étage(s) :
- Etage : 3
- Année de construction :

## Caractéristiques

- Double vitrage
- Chauffage au gaz
- Chauffage central
- Antenne Satellite

LUXEMBOURG-GARE

Loyer : 3 300 euros  
Monthly charges : 410 euros

# A LOUER



FMI

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

<https://www.fmi.lu>

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

# A LOUER

MEDIUM-TERM or LONG-TERM RENTAL. Furnished and equipped 3-bedroom apartment, 1 office. Rental charges include internet, but not electricity or rental insurance. 300 meters from Place de Paris.

**You will have at your disposal :**

- 1 Hall
- 1 Living/dining room
- 1 Open-plan fitted kitchen
- 3 Bedrooms
- 1 Dressing room / office
- 1 Shower room with washbasin and WC
- 1 Separate WC
- 1 Washer-dryer
- Bed and bathroom linen
- Crockery and kitchen utensils
- Household utensils, iron and ironing board, ...

The apartment is fully furnished and equipped.  
It is located on the 3rd floor with elevator.

You'll have all the comforts you need for a pleasant stay in Luxembourg.  
This apartment will be appreciated by all.

**Practical information :**

Occupancy :

Family with 1 or 2 children

Roommate possible for 3 people maximum (1 lease for 3 people sharing). In case of sharing, a cleaning of the common rooms of the apartment will be set up: + 410,00 Euros per month.

Monthly charges:

Monthly charges include internet, but do not include private electricity or rental insurance.

Deposit: 2 months' rent

Agency commission: 1/2 month's rent + 17% VAT payable by tenant and 1/2 month's rent + 17% VAT payable by owner.

Pets are not accepted

No smoking apartment

**Location:**

The apartment's location means you can get around mainly on foot, or by streetcar or bus.

You're just 200 m from Place de la Gare and 300 m from Place de Paris, with their many bus and streetcar stops. You'll have easy access to most of the business and shopping districts in and around Luxembourg City.

Nearby you'll find a supermarket, bakeries, bookshops, pharmacies, restaurants and various other food, clothing and convenience stores.

Streetcars and buses:

200 meters away: Luxembourg Gare streetcar stop and numerous buses.

By car:

Close to the bypass, you have quick access to the freeways for Germany, France or Belgium.

**Our opinion:**

Central location with all amenities nearby.

Easy access to public transport!

Energy passport in progress

**For further information or to arrange a viewing, please contact your FMI s.a. advisor Frédérique FERY on 00352 621 29 39 21 (also WhatsApp).**



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