

# A LOUER



## Furnished flat

- Surface : 62m<sup>2</sup>
- Disponibilité : 2024-12-02
- Référence : 4174S\_Appart\_1ch\_Lux\_CentsPA
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction : 2002

CO2 emissions



## Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Antenne Satellite

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Furnished and equipped 1-bedroom apartment with balcony and 1 indoor parking space with electric car charger (possibility of renting 1 second space). Rental charges include internet, but not electricity or rental insurance.

Lease duration: minimum 6 months

**You will have at your disposal :**

- 1 Hall
- 1 Living/dining room
- 1 Separate fitted kitchen
- 1 Bedroom
- 1 Balcony with table and chairs
- 1 Storeroom in apartment with washing machine and dryer
- 1 Shower room with washbasin and WC
- 1 Indoor parking space (with electric car charger)
- 1 Optional: 1 parking space without electric car charger: please consult us for rates
- Bed and bathroom linen
- Crockery and kitchen utensils
- Household utensils

The apartment is fully furnished and equipped.

It is located on the 1st floor with elevator of a very well-maintained residence.

You'll have all the comforts you need for a pleasant stay in Luxembourg.

This apartment will be appreciated by all.

**Practical information:**

Monthly rental charges include: heating, water, maintenance of common areas, garbage tax, internet.

You will be responsible for your own electricity and insurance.

Deposit: 2 months' rent

Agency commission: 1,050.00 Euros + VAT payable by tenant and 1,050.00 Euros + VAT payable by owner

Pets are not accepted

Non-smoking apartment

**Location :**

Buses:

200 meters away: bus lines 7, 14, 25, 29, 73, 83, 93 and CN1

Cycling :

Vel'OH! station Carmel station 50 meters away

By car :

A1 freeway interchange: 2 km

Findel airport: 3 km

Luxembourg-Kirchberg: 4.2 km

Luxembourg Cloche d'Or: 7 km

Surroundings:

Less than 200 meters away: Supermarket, pharmacy, medical center, playground, crèches, ...

**Our opinion :**

Great opportunity!

Completely repainted apartment.

Furnished and equipped.

For further information or to visit, please contact Mrs. FERY Frédérique at 00352 621 29 39 21 (also WhatsApp)



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