

# A LOUER



## Furnished flat

- Surface : -
- Disponibilité : 2024-12-02
- Référence : 4194S\_App1\_2\_Anv
- Nombre d'étage(s) :
- Etage : 1
- Année de construction :

## Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Antenne Satellite
- Volets Electriques

LUXEMBOURG-GARE

Loyer : 1 875 euros  
Monthly charges : 210 euros

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FMI

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# A LOUER

SHORT or MEDIUM TERM RENTAL 2 steps from Place de Paris! Furnished 1-bedroom apartment, monthly charges include Wifi and TV, but not private electricity.

**You will have at your disposal :**

- 1 Living/dining room
- 1 Open-plan fitted kitchen
- 1 Bedroom with double bed and large closet
- 1 Shower room with washbasin and WC
- 1 Washing machine with dryer
- Bed and bathroom linen available
- Kitchen utensils, iron and ironing board, ...

The apartment has been completely renovated. It is fully furnished and equipped. It is located on the second floor without elevator.

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.

Decorated with designer furniture, this apartment will be appreciated by all.

**The apartment comprises :**

Living/dining room:

The room is equipped with 1 wooden table, 3 chairs, 1 stool, 1 sofa, 1 TV cabinet with flat-screen TV.

Open-plan kitchen:

It is fully equipped (microwave, traditional oven, 4-burner hob, hood, dishwasher, fridge with freezer compartment, sink, washing machine dryer and storage space.

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

Bedroom:

The bedroom is equipped with: 1 bed 160x200 cm, 2 bedside tables, 1 closet.

The shower room :

With wall-hung WC, beautiful walk-in shower and 1 washbasin.

The room is fully tiled (floor and walls).

**Practical information:**

Monthly rent: the rent is calculated on the basis of occupancy by 1 person.

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

Deposit: 2 months' rent

Agency commission: 1,000.00 Euros + 17% VAT payable by tenant and 1,000.00 Euros + 17% VAT payable by owner

Pets are not accepted

**Location:**

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

You're just 50 m from Place de Paris with its streetcar stops, and 500 m from the train station, with its many bus 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.

Avenue de la Liberté with its clothing, sports and household appliance stores is just 50 meters away.

Streetcar:

The streetcar line passing through the Place de Paris, 100 meters from the building, takes you easily to the Luxembourg-Kirchberg district.

Buses:

The many buses near the station will connect you to the Cloche d'Or district, Gasperich, Bertrange, Strassen and other towns and districts in just a few minutes.

By car:

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

**Our opinion:**

Superb apartment!  
Centrally located with all amenities nearby.

Easy for public transport!!!

Energy passport in progress

For a visit or further information, please contact your FMI estate agency advisor Frédérique Fery on 00352 621 29 39 21 (Also WhatsApp)



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