

# A LOUER



## Furnished house

- Surface : 112m<sup>2</sup>
- Disponibilité : 2024-09-16
- Référence : 4210S\_Maison\_Meublée\_Bereldange
- Nombre d'étage(s) :
- Etage :
- Année de construction :

## Caractéristiques

- Triple vitrage
- Parlophone
- Buanderie
- Chauffage au sol
- Chauffage au gaz
- Chauffage central
- Solaire photovoltaïque
- Volets Electriques

**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



# A LOUER

**FURNISHED and EQUIPPED HOUSE for SHORT- or MEDIUM-TERM RENTAL in Bereldange in new, quiet residential neighborhood. Built in 2020. 6 km from Luxembourg city center!**

**In this beautiful house, you will have at your disposal :**

First floor :

- 1 Entrance hall with storage space
- 1 Living/dining room
- 1 Open-plan fitted kitchen
- 1 Separate WC
- 1 Built-in storage space under staircase
- 1 Storage room
- 1 Boiler room
- 1 Furnished covered terrace +- 15 m<sup>2</sup>
- 1 Garden with garden shed
- 1 Carport

First floor:

- 1 Bedroom with en suite shower room and WC
- 2 Bedrooms (one with balcony +- 4.6 m<sup>2</sup>)
- 1 Shower room with WC
- 1 Utility room
- 1 Night hall with built-in cupboard

Crockery, kitchen utensils, bed and bathroom linen, vacuum cleaner, ironing board and iron are all at your disposal.

What does the house look like?

**First floor :**

Step through the front door into the hall:

The hall :

The hall, a transition between outside life and the house, is equipped with 1 storage cupboard, a console with mirror  
The floor is tiled

Living/dining room:

This bright room at the back of the house is furnished with: 1 sofa, 1 pouffe, 1 TV cabinet with flat-screen TV, 1 table and 6 stools.

The floor is covered with semi-massive parquet.

Open-plan fitted kitchen:

LAGO brand.

The kitchen is equipped with: 1 dishwasher, 1 wide hob, 1 hood, 1 fridge with integrated freezer, 1 built-in traditional oven, 1 built-in microwave oven, 1 dishwasher, 1 wine cabinet and an island with sink and plenty of storage space.

The floor is tiled.

From the kitchen, a large bay window gives access to the lovely furnished terrace and garden.

Furnished terrace:

It is covered.

It is equipped with 1 table and chairs.

From the terrace you have access to the garden.

A garden shed is available.

The garden :

An exceptional opportunity to enjoy this unoverlooked garden!

In this green setting, you'll be able to enjoy moments of peace and quiet during the warmer months.

**Floor :**

Master bedroom with en suite shower room:

1 double bed, 1 large built-in LAGO closet, 1 desk.

Parquet flooring.

The en suite shower room is equipped with 1 walk-in shower, a washbasin, a toilet and a towel warmer.

Two bedrooms, one with balcony.

Beautiful view from this balcony!  
Built-in closet in each bedroom and double bed.

Equipped shower room with 1 walk-in shower, sink, toilet and towel heater.

Laundry room with 1 tumble dryer, 1 washing machine and 1 drying rack.

**Plus :**

The carport

**House details:**

- Triple-glazed windows
- Electrically operated metal blinds
- LAGO furniture
- LAGO kitchen and SAMSUNG appliances
- Photovoltaic panels
- Underfloor heating

**Practical information :**

Rent :

Monthly rent excludes utilities

Rental charges:

Not included, except internet which is provided.

Lease :

Lease duration: minimum 6 months

Deposit:

2 months' rent.

Agency commission :

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

**NEARBY:**

100 meters away: playground

Within 2 km:

Supermarket, hairdresser, crèche, cultural center, doctors, osteopath, restaurants, ...

**ACCESS :**

By bus :

Bus line 10: 400 meters away

By bus:

Luxembourg city center: 6 km

Luxembourg Kirchberg: 6.5 km

Strassen: 8 km

Luxembourg airport: 11.7 km

**Our opinion:**

Magnificent house with beautiful living spaces. Furnished with LAGO Italian design furniture.

Top-of-the-range amenities

The terrace, garden and balcony let you enjoy the sunny days in total peace and quiet.

Quiet, pleasant neighborhood.

Great opportunity.

View now.

For further information or to arrange a viewing, please do not hesitate to contact FMI s.a. at 00352 621 29 39 21 (also WhatsApp).



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

