

A LOUER



House

- Surface : 260m²
- Disponibilité : 2024-09-20
- Référence : 4244S_Maison_Helmsange
- Nombre d'étage(s) :
- Etage :
- Année de construction :

Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Volets Electriques



FMI

7 rue des Mérovingiens
8070 Bertrange
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**HOUSE with 4 facades, beautiful wooded garden, sauna, whirlpool bath, on 7 ares 21 of land, in a quiet dead-end street 2 steps from the PIDAL SPA, pool and fitness center.
Beautifully appointed!**

In this beautiful house, you'll find ...:

- 1 Very attractive living room with large bay windows giving access to the terrace and garden
- 1 Separate fitted kitchen with dining area and doors to outside. SIEMENS brand appliances
- 1 guest WC
- 4 bedrooms, including a master bedroom
- 1 Bathroom with WC en suite to master bedroom
- 2 shower rooms with WC
- 1 Balcony on first floor
- 1 Magnificent roof space with whirlpool bath and sauna

Plus :

- 1 Interior double garage (2 sectional doors for access)
- 1 Storage space on garage level
- 1 Laundry room with water supply and drainage for washing machine and dryer installation
- 1 Under-roof storage space
- 1 Boiler room

House details :

- Real wood parquet flooring in main living area and bedrooms
- Tiled kitchen floor
- Fully tiled bathrooms and shower rooms (floor and walls)
- Granite interior staircases
- Stainless steel interior railings
- Double-glazed windows
- Electrically operated shutters
- Integrated ceiling spotlights and wall lights
- Alarm system
- Air conditioning on top floor

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.

Practical information :**Rent :**

Monthly rent excludes utilities

Service charges:

These are payable entirely by the tenant

Deposit :

2 months' rent.

Agency commission :

1/2 month's rent + 17% VAT payable by tenant

1/2 month's rent + 17% VAT payable by owner

Nearby amenities:**Transport :**

- Helmsange-Millewee" bus stop: +- 150 meters, served by lines 10 and 11
- Walferdange train station: +- 500 meters, offering direct access to Luxembourg-City

Shops and services :

Walferdange municipal administration: 1.5 km

Post office and bank: 1.5 km

Beauty salon, clothing store and car garage: less than 500 meters away.

Cactus Shoppi supermarket approx. 2 km away.

Leisure activities :

PIDAL leisure center: 350 meters away, with swimming pool, spa, and fitness center.

Nearby Alzette cycle path for cycling and walking.

Schools and nurseries:
Helmsange school: 160 meters
Crèche Villa Wichtel Walferdange: 600 meters

Distances by car:

- Luxembourg, Quartier Kirchberg: 8.5 km via route N11
- Luxembourg, Downtown (Boulevard Royal): 9 km via route N7
- Luxembourg-Kirchberg: 8 km via route N11
- Luxembourg Airport: 10 km via A1 freeway
- Luxembourg Quartier de la Cloche d'Or: 15 km via A1 freeway and A6 freeway

Excellent opportunity.
To be visited without delay.

Energy passport in progress

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



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HELMSANGE

Loyer : 4 250 euros
Charges comprises

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