

# A LOUER



## Furnished flat

- Surface : 120m<sup>2</sup>
- Disponibilité : 2025-02-02
- Référence : 4250S\_Bas\_Duplex\_3Ch
- Nombre d'étage(s) :
- Etage :
- Année de construction : 2023

## Caractéristiques

- Triple vitrage
- Chauffage au sol
- VMC double flux
- Pompe à chaleur
- Volets Electriques

WINCHERINGEN

Loyer : 2 100 euros  
Monthly charges : 400 euros

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FMI

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

<https://www.fmi.lu>

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

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**SHORT- or MEDIUM-TERM RENTAL in Wincheringen, a small German town overlooking the Moselle (2 km from the border and the Luxembourg town of Wormeldange)! Furnished and equipped duplex apartment with 3 bedrooms, 2 shower rooms with WC, balconies and large garage. With Wifi and TV.**

RTL.lu reported on the development of this new border district.  
<https://www.rtl.lu/news/national/a/2109819.html>

The furnished and equipped duplex is located on levels 1 and 2 of a small new residence with 2 apartments.

**The duplex has :**

- Entrance hall
- Three bedrooms
- Two shower rooms with WC
- Separate WC
- Living/dining room
- Open-plan fitted kitchen
- Laundry room with private washing machine and dryer
- Garage for 2 cars
- A large balcony (+- 23.47 m2) accessible from the living/dining room
- A balcony ( +- 4.78 m2) accessible from a bedroom
- Bed and bathroom linen
- Kitchen utensils and crockery
- Cleaning utensils

The duplex apartment has been tastefully furnished in a contemporary, cosy style. You'll have all the comforts you need for a pleasant stay.

Monthly charges: 400 Euros  
These include water, heating and internet/TV subscription.  
Electricity consumption is not included.  
Compulsory rental insurance is not included.

**Practical information :**

Rental guarantee: 2 months' rent.  
Agency commission: 1 month's rent +17% VAT payable by tenant.  
Pets are not accepted.  
Non-smoking residence

**ACCESS :**

By car :  
Remich: 12 km  
Contern: 20 km  
Findel airport: 23 km  
Kirchberg 27 km

Energy passport pending receipt

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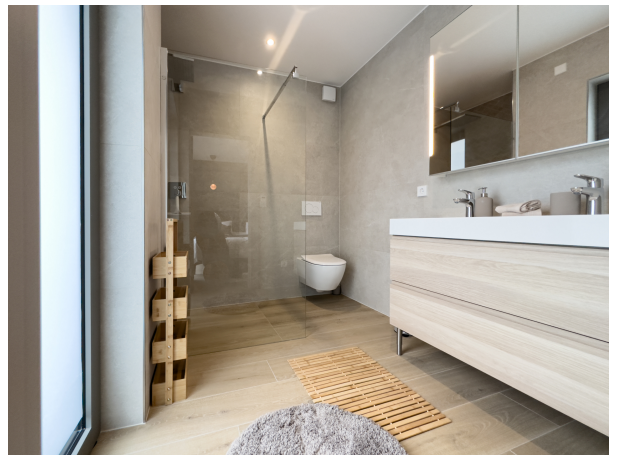
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