

# A LOUER

## Apartment

- Surface : 35m<sup>2</sup>
- Disponibilité : 2024-10-01
- Référence : 4263S\_RDCDr\_Merl
- Nombre d'étage(s) : 4
- Etage : 0
- Année de construction : 0

Thermal insulation class



CO2 emissions



## Caractéristiques

- Double vitrage
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ventilation mécanique
- Cheminée
- Ascenseur
- Volets Roulants



FMI

7 rue des Mérovingiens  
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**RENTAL in Luxembourg-Merl! 1.5 km from the pedestrian zone of downtown Luxembourg! Unfurnished 1-bedroom apartment with 1 terrace and 1 cellar.**

The apartment is located on the first floor of a small, newly renovated residence.

**You will have :**

- 1 Living room
- 1 Open-plan kitchen with dishwasher, hob, extractor fan, fridge with 3-drawer freezer and storage space
- 1 Bathroom with shower, washbasin, WC and heated towel rail
- 1 Terrace

**Additional features**

- 1 Cellar
- 1 private space in shared laundry room

Double-glazed window, strap shutters

**Practical information:**

Deposit: 2 months' rent

The monthly advance on rental charges does not include electricity consumption, nor any internet / TV subscription.

Agency commission: 1/2 month's rent + 17% VAT payable by tenant and 1/2 month's rent + 17% VAT payable by owner

**Access :**

By car

1.5 km from city center and Boulevard Royal

4 km from the Cloche d'Or district of Luxembourg City and the Kirchberg district

1 km from the bypass that takes you directly to the freeways linking linking Germany, France and Belgium

Airport: 10 km away.

By bus: Bus stops are very close Bus stop "Belair, Place de Liège": 3 minutes' walk.

Merl, Parc" bus stop: 5 minutes' walk.

Quick access to bus lines 5, 6, 711 and 811.

On foot:

The neighborhood offers a wide range of shops and services, including supermarkets, pharmacies and doctors' surgeries.

The Parc de Merl, a pleasant green space for strolling, is a major asset.

**Our opinion:**

A great opportunity!

Small, newly renovated condominium in the quiet, residential area of Luxembourg Merl, close to all amenities, 2 km from Luxembourg city center.



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