

A LOUER



Furnished flat

- Surface : 73m²
- Disponibilité : 2024-10-15
- Référence : 4271S_Stal_Esch_2Ch
- Nombre d'étage(s) : 4
- Etage : 2
- Année de construction :

Thermal insulation class



CO2 emissions



Caractéristiques

- Double vitrage
- Parlophone
- Chauffage à l'électricité
- Chauffage central
- Radiateurs
- Volets Roulants

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RENTAL in Esch-sur-Alzette! Furnished and equipped 2-bedroom apartment with balcony and garage box, for medium or long-term rental.

The apartment is located on the second floor of a small residence on a square in Esch-sur-Alzette.

This bright, recently refurbished apartment offers comfortable living space.

The apartment comprises :

- Entrance hall
- A shower room with WC, washing machine and dryer
- A living/dining room with access to a small balcony
- Separate fitted kitchen
- Two bedrooms
- Garage with cellar en suite
- Bed and bathroom linen
- Dishes, kitchen utensils
- Vacuum cleaner, ...

Want to know more?

The apartment includes:

Hall :

Equipped with entry phone

Fully-equipped kitchen:

Separate and fully equipped (oven, 4-burner hob, extractor fan, dishwasher, large fridge, freezer, sink and plenty of storage space).

Double-glazed windows.

Living/dining room:

Very bright, with laminate flooring, equipped with a 3-seater sofa, a 2-seater sofa, a coffee table, an armchair, a round table with four chairs.

Shower room:

Modern and functional, including a shower with folding walls, washing machine, tumble dryer, wall-hung WC, bidet, washbasin with two-drawer cabinet, medicine cabinet.

The first bedroom:

Equipped with desk, chest of drawers, double bed, two-door sliding closet and bedside table.

The second bedroom:

More spacious, this room is equipped with a desk, a chest of drawers, a double bed, an additional chest of drawers and a wardrobe with two sliding doors.

A washing machine and dryer are available in the shower room.

Garage:

Located on the first floor of the building, perfect for secure parking.

Electrically operated door

There is a cellar at the back of the garage.

Monthly charges cover:

Water consumption, maintenance of common areas

Not included in the charges:

personal electricity consumption, which is also used for heating and hot water production

Internet/TV subscription

Garbage taxes

Practical information :

- Rental guarantee of 2 months' rent.

Agency fees :

A lease and an inventory of fixtures will be drawn up.

The commission will be in the order of one month's rent +17% VAT, half payable by the tenant and half by the owner.

Nearby shops and services:

In the immediate vicinity of the apartment, you'll find a number of practical shops and services:

- Hann grocery store approx. 400 m away: ideal for your daily shopping.
- Carrefour Express approx. 230 m away: A supermarket offering a wide range of food products and other essentials.
- Pharmacie Welschbillig about 120 metres away: For all your medical needs.
- Restaurants : Several dining options nearby, including Pizza Enzo at around 230 meters and Ristorante Favaro at around 350 meters.
- Banks and financial services: BCEE located around 140 meters away, on the Place de l'Hôtel de Ville.

Residents will also benefit from easy access to public transport, with bus stations within walking distance of the apartment.

Public transport :

Several bus stops are located close to the apartment:

- Place Stalingrad" bus stop approx. 100 m away: Bus lines 3 and 15 serve this stop. These lines provide access to different parts of the city and other nearby localities.
- Place Victor Hugo" bus stop, approx. 400 m: This stop is served by Bus 7 and Bus 12, providing a direct link to the city center and other points of interest in Esch-sur-Alzette.
- Direct line to the train station: Bus line 15, accessible from the "Place Stalingrad" stop, takes you directly to the Esch-sur-Alzette train station in just a few minutes, offering an ideal solution for commuters.

Trains and distances to major locations:

Trains leave Esch-sur-Alzette station frequently for Belval-Lycée (3 to 4 minutes) and Luxembourg-City (23 to 27 minutes).

Here are the distances to the main locations:

- Cloche d'Or: approx. 20 km.
- Limpertsberg: approx. 22 km.
- Kirchberg: approx. 25 km.
- Belval: approx. 5 km.
- Downtown Luxembourg: approx. 20 km.

This bright apartment is ready to welcome its future tenants. It offers a comfortable living environment in a quiet, well-served neighborhood.

Contact us now to arrange a viewing



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