

A LOUER



Furnished flat

- Surface : -
- Disponibilité :
- Référence : 4285S_Rte_Lux_Bertrange
- Nombre d'étage(s) : 2
- Etage : 1
- Année de construction : 1972

Thermal insulation class



Caractéristiques

- Double vitrage
- Buanderie
- Solaire photovoltaïque
- Radiateurs
- Pompe à chaleur

BERTRANGE

Loyer : 3 600 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>

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FURNISHED AND EQUIPPED APARTMENT FOR SHORT OR MEDIUM TERM RENTAL, 4 bedrooms, 4 shower rooms with garden in Bertrange.

1st occupancy after complete renovation.
Maximum occupancy 4 persons.
Roommates accepted.

This beautiful apartment of +- 95 m2 has:

- 1 Living / dining room
- 1 Open-plan fitted kitchen
- 4 Bedrooms including 1 with small balcony
- 4 Shower rooms with WC
- 1 Laundry room with 1 washing machine and 1 dryer
- 1 Private garden
- Bed and bathroom linen
- Crockery and kitchen utensils, Nespresso coffee machine, ...

The entire property has been tastefully furnished in keeping with the latest trends.
Designer furniture!

The apartment is set back from the road.

Orientation :

The apartment looks like this:

Located on the 1st floor without an elevator, you enter the apartment.

You push open your private door... and immediately notice that you're in an apartment where life is good.

The apartment's real wood parquet flooring brings a soft warmth to the rooms.

How are the rooms arranged?

Dining area:

You will have at your disposal: 1 large table and 8 chairs.

Living area:

1 sofa, 2 armchairs, coffee tables, 1 large flat-screen TV, 1 wall shelf.

Daylight comes in through windows on all sides of the room.

Open-plan fitted kitchen:

Aesthetically pleasing and highly functional.

You'll find a cabinet with sink, storage space, dishwasher, extractor hood, ceramic hob, extractor hood, built-in oven, fridge and freezer with drawers.

Crockery and cooking utensils are provided for your convenience.

The four bedrooms:

Each bedroom has : 1 double bed, 2 bedside tables with lamps, 1 closet.

Bed linen is provided.

Genuine wood parquet flooring.

All windows are double-glazed.

Velux windows are fitted with blinds.

Each room has its own shower room with WC.

Shower rooms:

They are all equipped with 1 shower, 1 WC, 1 washbasin on a 2-drawer unit and 1 towel warmer.

Plus...

A private washing machine and tumble dryer in the laundry room on the first floor.

Private garden:

Rare! A small plot of private garden at your disposal!

Practical information:

Monthly charges: also include wifi, TV and private electricity.
Insurance not included.

Deposit: 2 months' rent

Agency commission: 2,000.00 Euros + 17% VAT payable by tenant and 2,000.00 Euros + 17% VAT payable by owner.

Amenities :

Close to City Concorde shopping center

Distances:

Luxembourg-Centre: approx. 5 km, accessible by car in less than 15 minutes or via bus lines 5 and 6.

Kirchberg: 9 km, 20 minutes by car.

Strassen and Merl: in the immediate vicinity, with direct bus connections.

Bus access :

Bertrange Montereale" bus stop 85 m away.

Line 5: offers fast connections throughout the commune and beyond.

Our opinion:

The apartment is very pleasant to live in. The finishes and fittings are of the highest quality. The daylight, the colors, the parquet flooring, everything contributes to making this apartment a property of great quality of life. You'll make it your cozy nest!

The fully equipped kitchen is highly functional.

Ideal for a family with children or 4 co-workers.

Very good orientation, giving you a very bright and pleasant apartment to live in.

No neighbours nearby. You'll be able to enjoy your home in complete privacy.

Luxembourg's public transport network is free of charge, making it easy to travel to the surrounding districts and the capital at no extra cost.

This location is ideal for those seeking a quiet neighborhood lifestyle with quick access to the city and its modern infrastructure.

For further information or to arrange a viewing, please contact your FMI s.a. advisor Frédérique FERY on 00352 621 29 39 21 (also WhatsApp).



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