

A LOUER



Furnished flat

- Surface : 67m²
- Disponibilité : 2025-04-30
- Référence : 4324S_Appart31_15Anv
- Nombre d'étage(s) :
- Etage : 3
- Année de construction :

Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Antenne Satellite
- Volets Electriques

LUXEMBOURG-GARE

Loyer : 2 280 euros
Monthly charges : 350 euros

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FMI

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

<https://www.fmi.lu>

info@fmi.lu

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MEDIUM OR LONG TERM RENTAL 2 steps from Place de Paris! Furnished and equipped 2-bedroom apartment, utilities included, with Wifi and TV included (except electricity, which is payable by tenant).

You will have at your disposal :

- 1 Living/dining room
- 1 Open-plan fitted kitchen
- 2 Bedrooms (1 with 160 x 200 bed and the other with 90 x 200 bed)
- 1 Shower room with washbasin and WC
- 1 Washing-machine dryer

Bed and bathroom linen provided

Kitchen utensils, ironing board and iron, ...

The apartment has been completely renovated. It is fully furnished and equipped.

It has been tastefully furnished in a modern, cosy, ready-to-live-in style. You'll have all the comforts you need for a pleasant stay in Luxembourg.

Decorated with designer furniture, this apartment will be appreciated by all.

The apartment comprises :

Living/dining room:

The room is equipped with 1 wooden table, 4 chairs, 1 sofa, 1 armchair, 1 TV cabinet with flat-screen TV, 1 coffee table, 1 storage cabinet.

Two bedrooms:

Each room is equipped with a bed, bedside table and closet.

One bedroom also has a small desk.

Open-plan kitchen:

Fully equipped (microwave, traditional oven, 4-burner hob, hood, dishwasher, small fridge, sink and storage space).

Crockery, cooking utensils, cutlery, coffee machine and electric kettle are all provided.

Shower room:

With wall-hung WC, beautiful walk-in shower and 1 washbasin.

A washing machine/dryer is also available.

The room is fully tiled (floor and walls).

Practical information:

Monthly rent: rent is calculated on the basis of occupancy by a maximum of 2 people.

Monthly charges do not include electricity: electricity contract to be taken out by tenant.

Insurance not included

Deposit: 2 months' rent

Agency commission: 1,150 Euros + 17% VAT payable by tenant and 1,150 Euros + 17% VAT payable by owner.

Pets are not accepted

Non-smoking residence

Location :

The apartment's location means you can get around mainly on foot, or by streetcar or bus.

You're just 50 m from Place de Paris with its streetcar stops and 500 m from the train station, with its many bus stops. You'll have easy access to most of the business and shopping districts in and around Luxembourg City.

Nearby you'll find a supermarket, bakeries, bookshops, pharmacies, restaurants and various other food, clothing and convenience stores.

Avenue de la Liberté, with its clothing, sports and household appliance stores, is just 50 meters away.

Streetcar:

The streetcar line passing through the Place de Paris, 100 meters from the building, takes you easily to the Luxembourg-Kirchberg district.

Buses:

The many buses near the station will connect you to the Cloche d'Or district, Gasperich, Bertrange, Strassen and other towns

and districts in just a few minutes.

By car:

Close to the bypass, you'll have quick access to freeways to Germany, France or Belgium.

Our opinion:

Superb apartment!

Centrally located with all amenities nearby.

Easy access to public transport!!!

Energy passport in progress

For a visit or further information, please do not hesitate to contact your advisor at FMI s.a. Madame Frédérique FERY on 00352 621293921 (also WhatsApp)



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