

# A LOUER



## Furnished studio

- Surface : 27m<sup>2</sup>
- Disponibilité : 2026-03-02
- Référence : 1629S\_Stu\_Stras
- Nombre d'étage(s) : 0
- Etage : 2
- Année de construction :

## Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ascenseur
- Volets Roulants

LUXEMBOURG-GARE

Loyer : 1 450 euros  
Monthly charges : 190 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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**MEDIUM-TERM RENTAL in Luxembourg-Gare. With WiFi and TV.**

Furnished and equipped studio apartment available for medium or long-term rental, located on the 2nd floor with elevator. Minimum lease of 6 months.

**You will have at your disposal:**

- 1 main room with 1 open-plan fitted kitchen with 1 traditional oven, 1 microwave, 1 dishwasher, 1 refrigerator, 1 sink, 1 hob, 1 extractor hood, and plenty of storage space.
- 1 Desk with chair
- 1 Armchair
- 1 Sleeping area with 1 bed (140 x 200 cm), with a light curtain to separate it from the kitchen area if desired, 1 wardrobe and 1 television
- 1 Shower room with toilet
- 1 Washer/dryer in the shower room
- Crockery, kitchen utensils, Nespresso coffee machine
- Bed linen and towels
- Cleaning equipment

Large double-glazed windows provide plenty of light in this beautiful studio. They are fitted with curtains and shutters.

**Practical information:**

The lease:

The minimum lease term is six months.

Rental charges also include internet and electricity, but do not include rental insurance.

Deposit: 2 months' rent.

Agency commission: €800.00 + 17% VAT payable by the tenant and €800.00 + 17% VAT payable by the owner.

**Location:**

This building is very well located, allowing you to get around mainly on foot, by bus, or by tram.

There is a Cactus supermarket on the street (50 meters), and on Place de Strasbourg below, there are two bakeries (150 meters), a grocery store, a pharmacy, and various other food and convenience stores.

All types of stores, including clothing, sports, and appliances (Avenue de la Liberté, Avenue de la Gare).

**The tram:**

Located a stone's throw from the Avenue de la Liberté tram stops or in front of the train station

**Buses:**

Located a stone's throw from the train station, buses, and tram, you can reach the city center, Kirchberg, Limpersberg, Cloche d'Or, Gasperich, and the airport in just a few minutes.

**By car:**

There is no parking available, but underground parking lots in the surrounding area, such as on the square or on Rue Fort Neipperg, offer monthly passes.

Close to the ring road, you can quickly access the highways to Germany, France, or Belgium.

For further information or to arrange a viewing, please contact your advisor, Ms. Frédérique Fery, at the FMI real estate agency on 00352621293921 (also WhatsApp).

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