

## A LOUER



## Furnished room

- Surface : 16.92m<sup>2</sup>
- Disponibilité : 2026-01-21
- Référence : 2065S\_Fort\_Wal\_Ch1
- Nombre d'étage(s) :
- Etage : 1
- Année de construction :

## Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs

- Ascenseur
- Volets Roulants

LUXEMBOURG-GARE

Loyer : 1 150 euros  
Charges comprises

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**Furnished ROOM with private shower room and private toilet available for short or medium-term rental in Luxembourg Gare in a furnished and equipped 5-bedroom apartment to be shared with four other tenants.**

Utilities included (Wi-Fi, electricity, cleaning of common areas of the apartment, rental insurance).

## 1st floor, with elevator

### The monthly rent includes:

- High-speed internet
- Electricity (used in a reasonable manner)
- Condominium fees
- Water and heating consumption (used in a reasonable manner)
- Cleaning of the apartment's common areas once a week

### Your room includes:

- 1 private shower room with sink, toilet, and shower
- 1 5'6" x 6'6" bed, 1 nightstand, 1 desk with chair, 1 wardrobe

Bed linen and towels are provided free of charge

### The common areas include:

- 1 separate equipped kitchen
- 1 separate toilet
- 1 shared laundry room with 1 washing machine, 1 dryer, 1 large additional refrigerator

### Want to know more? You will have to share:

#### A separate equipped kitchen:

The separate fitted kitchen is equipped with: a dishwasher, a traditional oven, a microwave oven, a refrigerator, a freezer, a 4-zone ceramic hob, an extractor hood, a table, a sink, a bar table with stools, and storage space.

Kitchen utensils are provided.

The kitchen opens onto a small balcony.

A separate toilet with washbasin.

A shared laundry room located in the apartment.

### Practical information:

Each room is occupied by one person only.

Deposit: Two months' rent.

Agency commission: \$650.00 + 17% VAT payable by the tenant and \$650.00 + 17% VAT payable by the owner.

Pets are not allowed.

No smoking.

### Location

#### By car:

1.6 km from the city center and Boulevard Royal

4.4 km from Cloche d'Or

7 km from Kirchberg or the airport

#### By bus:

Bus stops are very close by and accessible on foot.

#### By tram:

400 meters from the tram line (Place de Paris)

#### On foot:

Bakery, butcher, supermarket, pharmacy, dentist, doctors, banks, convenience stores, restaurants, etc.

### Our opinion:

This concept is very interesting!!! You arrive with your suitcases and you're all set!

No need to bother with bed linen or towels. Crockery, cutlery, and kitchen utensils... everything is there.

All charges are included in the monthly rent. Not only condominium fees, but also your heating, electricity, water, internet subscription, and rental insurance.

No unpleasant surprises at the end of the lease! No bills that arrive late. You know from the outset how much your rent will cost.



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