

A LOUER



Furnished flat

- Surface : 59m²
- Disponibilité : 2024-04-10
- Référence : 2475S_Esch_Gen_Etage3
- Nombre d'étage(s) : 3
- Etage : 3
- Année de construction : 0

Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ventilation mécanique
- Antenne Satellite
- Volets Roulants

ESCH-SUR-ALZETTE

Loyer : 2 300 euros
Charges comprises

A LOUER



FMI

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

<https://www.fmi.lu>

info@fmi.lu

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SHORT or MEDIUM TERM RENTAL in Esch-sur-Alzette Centre, 2 steps from the Town Hall! Furnished and equipped 2-bedroom apartment. ALL IN with Wifi and TV.

Furnished apartment ideal for two people working in the same company or a couple. Located on the third floor of a small residence of 3 apartments in the center of Esch-sur-Alzette.

It comprises :

- Entrance hall
- Living/dining room
- A fitted kitchen opening onto the living room
- A night hall
- Two separate bedrooms
- A shower room with WC
- Private washing machine in shared laundry room
- Shared tumble dryer
- Attic space
- Bed linen
- Kitchen utensils and crockery
- Cleaning utensils

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

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

The apartment includes :

Hall

Open-plan kitchen:

Open-plan and fully equipped (microwave oven, conventional oven, 4-burner hob, hood, dishwasher, large fridge with freezer compartment, sink).

Double-glazed windows.

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

The floor is tiled.

From the kitchen you can access the small balcony.

Living/dining room:

The living area:

You'll enjoy: a leather sofa, a flat-screen TV, a digital decoder for cable reception of TV channels, a TV cabinet, a cozy carpet.

The dining area

A glass table and chairs are at your disposal.

The room is very bright, with plenty of windows.

Tiled floor.

The night hall

The shower room :

The shower room features a beautiful Italian-style shower with rainwater showerhead, radiator, ceramic sink set on a storage cabinet, wall-hung mirror and wall-hung WC.

The floor and walls are tiled.

First bedroom:

This room is equipped with: 1 bed 140 x 200 cm, 1 bedside table with lamp, 1 closet with 2 sliding doors.

Tiled floor. Double-glazed window.

From the bedroom you have access to the balcony.

Second bedroom:

Equipped with 1 bed 180x200 cm, 2 bedside tables, 1 closet 2 sliding doors.

Tiled floor.

Attic:

The attic is accessed by a miller's staircase. Parquet flooring and skylight windows.

Practical information

- Rent: for occupancy by 2 people.
- Charges included in rent: personal consumption of water, heating, electricity, TV and WiFi, as well as cleaning of common

areas and garbage tax.

- Rental guarantee: 2 months' rent

- Street parking or nearby public parking lots available. However, given the apartment's central location, a vehicle is not required.

- Agency fee: A lease and an inventory of fixtures will be drawn up. The commission will be approximately one month's rent + VAT payable by the tenant.

Location:

Located 150 meters from the town hall and its public parking lot, and a stone's throw from the pedestrian precinct.

The apartment is 750m from the Esch-sur-Alzette train station, and buses to Luxembourg City are just 2 steps away.

Neighborhood with numerous shops (grocery stores, bakeries, pharmacies, etc.), snack bars and a variety of small restaurants.

By car :

Luxembourg-centre 23 km

Luxembourg-Kirchberg 25 km

Luxembourg Cloche d'Or at 19 km

Esch-Belval at 3.5 km

Energy passport in progress.



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