

# A LOUER



## Furnished flat

- Surface : 65m<sup>2</sup>
- Disponibilité : 2025-10-01
- Référence : 2584S\_Rue\_Stras
- Nombre d'étage(s) :
- Etage : 0
- Année de construction : 0

## Caractéristiques

- Double vitrage
- Buanderie
- Chauffage au gaz
- Chauffage central
- Ventilation mécanique
- VMC double flux
- Ascenseur
- Installation handicapés
- Volets Electriques

LUXEMBOURG-GARE

Loyer : 1 900 euros  
Monthly charges : 400 euros

# A LOUER



FMI

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

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)

# A LOUER

**MEDIUM-TERM or LONG-TERM ALL-IN RENTAL. Attractive furnished and equipped apartment with 1 bedroom, 1 terrace and garden, located on garden level. Charges also include electricity and Wifi.**

Possibility of renting an indoor parking space (+ 150 Euros / month).

Furnished apartment ideal for a single person or a couple. It is located on the garden level at the rear of a recent residence in a neighborhood close to all shops in the Gare district.

The apartment comprises :

- An entrance hall
- A shower room with WC
- A living/dining room
- A fitted kitchen opening onto the living room
- A separate bedroom
- A storeroom
- Private garden
- A cellar
- Private washer-dryer in shared laundry room
- Private indoor parking space (Optional: + 150.00 Euros / month)
- Bed linen
- Bathroom linen
- Kitchen utensils

The apartment is new. It is fully furnished and equipped.

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

Would you like to find out more?

**The apartment includes :**

**Hall :**

The hall has: a coat rack, a shoe rack, a wall mirror and a small coffee table.

**Open-plan kitchen:**

It is open-plan and fully equipped (microwave oven, conventional oven, 4-burner hob, hood, dishwasher, large fridge, freezer, sink and plenty of storage space).

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

The floor is tiled.

**Living/dining room:**

You can enjoy : 1 fabric 3-seater sofa, 1 armchair, a carpet, 1 flat-screen TV , 1 TV cabinet and 3 coffee tables.

Large sliding windows bring a wonderful luminosity to the room and give direct access to the terrace and private garden.

The floor is tiled.

The dining area features 1 table and 6 chairs.

**The shower room :**

The shower room features a beautiful Italian-style shower with rainwater showerhead, a towel warmer, a wall-hung toilet, a ceramic sink on a storage cabinet and a wall-hung mirror.

The bathroom is fully tiled.

**Separate bedroom:**

This room is equipped with: 1 double bed, 1 chest of drawers, 1 large closet and 2 bedside tables.

A double French window gives access to the private garden.

Laminate parquet flooring.

**A private washing-drying machine** is available in the shared laundry room.

**A cellar**

**Optional private indoor parking space:** 150 Euros / month

**Charges :**

Rental charges include : Wifi, personal consumption of water, heating, electricity, cleaning of common areas and garbage taxes.

**Practical information :**

- Monthly rent for leases of 1 year or more: 1,900.00 Euros
- Monthly rent for leases between 6 and 12 months: 2,000.00 Euros
- Rental guarantee: 2 months' rent.

- Agency commission: 1/2 month's rent + 17% VAT payable by tenant and 1/2 month's rent + 17% VAT payable by tenant.

**Location:**

The apartment is 700 m from Luxembourg City's Central Station and 1.8 km from the city center.

The building's excellent location means you can get around mainly on foot or by bus.

There's a "Cactus" supermarket down the street, two bakers, a fishmonger, a grocery store and various other food and convenience stores, as well as a laundry, pharmacy, etc. on the Place de Strasbourg.

Located on rue de Strasbourg, you're close to the train station and all its buses serving most of the business and shopping districts in and around Luxembourg City.

All types of shops (clothing, sports, household appliances, groceries) nearby (Avenue de la Liberté, Avenue de la Gare, rue de Strasbourg).

Restaurants (Pizzeria, Chinese, Indian) in the street around the building.

Hairdressers, hotels and greengrocers are also located around the building.

The station and a fitness center are also close to the building.

**Access:**

Bus, streetcar:

Located just a stone's throw from the train station, streetcar and bus services connect you to the city center, Kirchberg, Luxembourg Limpersberg, Cloche d'Or and Gasperich districts in just a few minutes.

Car:

You can rent an indoor parking space.

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

Energy passport in progress.



**FMI**

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

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)



LUXEMBOURG-GARE

Loyer : 1 900 euros  
Monthly charges : 400 euros

# A LOUER



FMI

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

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)

LUXEMBOURG-GARE

Loyer : 1 900 euros  
Monthly charges : 400 euros

# A LOUER



FMI

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

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)