

# A LOUER



## House

- Surface : 150m<sup>2</sup>
- Disponibilité : 2026-08-03
- Référence : 2651S\_Maison\_Cents
- Nombre d'étage(s) : 3
- Etage :
- Année de construction : 1976

Thermal insulation class



CO2 emissions



## Caractéristiques

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



FMI

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**4-bedroom townhouse with 2 bathrooms (including a separate toilet), 1 fully equipped kitchen, 1 living/dining room, 1 guest toilet, 1 garage, a terrace, and a garden for rent in Luxembourg-Cents, just a few minutes from downtown Luxembourg. The property sits on a 2.3-acre lot.**

**The house features:**

Ground floor:

- 1 Entryway
- 1 Laundry room
- 1 Workshop/boiler room
- 1 Garage with a sectional door and remote control
- 1 Pantry with a window
- 1 Backyard
- 1 Terrace (84 m<sup>2</sup>) facing east
- 1 Front yard facing west.

First floor:

- 1 Landing with window and intercom
- 1 Travertine staircase
- 1 Half-bath
- 1 Living/dining room (30.5 sq. m), tiled floor
- 1 Kitchen (12.3 m<sup>2</sup>) with oven, Siemens range hood, 7-burner glass-ceramic cooktop, Siemens refrigerator, freezer with 2 compartments, sink.

You have direct access to the garden and the terrace through a French door.

Between the hallway and the kitchen, there is a sliding glass door.

On the 2nd floor:

- 1 Travertine staircase
- 1 Bedroom area
- 1 First bedroom (15.5 m<sup>2</sup>) where you can fit a 1.80 m bed and a large wardrobe.
- 1 Second bedroom (13.5 m<sup>2</sup>), garden side with 2 windows.
- 1 Third bedroom (12.8 m<sup>2</sup>), garden-facing with one window.
- 1 Shower room, with shower, wall-mounted toilet, vanity unit, mirrored cabinet, ventilation, and a window.

On the 3rd floor:

- 1 Wooden staircase
- 1 Hallway with a small office area. >Velux skylight, laminate flooring
- 1 Fourth bedroom (15 sq. ft.) in the attic, street-facing, laminate flooring, two built-in closets, and access to the attic (3.5 sq. ft.).
- 1 Bathroom with bathtub, shower stall, toilet, sink, and storage cabinets.

**The house:**

Insulated and soundproofed roof

Insulated exterior walls

Double-pane windows

Gas central heating

Concrete terrace

Electric shutters on the 1st and 2nd floors

Radiators in all bedrooms

**Practical information:**

Rent: Rent is exclusive of utilities

Security deposit: 2 months' rent

Agency fee: 1/2 month's rent + 17% VAT payable by the tenant and 1/2 month's rent + 17% VAT payable by the landlord

Lease: Long-term

**Location:**

Within 1 km:

Daycare centers, Park with playground, "Delhaize" supermarket, Bakery, Pharmacy, Medical center, ...

Within 5 km:

Banks, Sainte-Sophie Private School.

7 km away:

European School, Shopping center, ...

**Nearby bus lines:**

Bus stops within a 3-minute walk of the property:  
Lines 7, 14, 25, 73, 83, 93, and CN1

**Driving directions:**

1.5 km from the A1 highway, which takes you to France, Belgium, and Germany.  
2.5 km from downtown Luxembourg or the Luxembourg train station  
4.5 km from the airport.  
5 km from Kirchberg.  
1 km from the Cloche d'Or.

**Our opinion:**

**A wonderful opportunity.**

This house is in a prime location. Cents is one of the most vibrant neighborhoods in Luxembourg City.  
Bright and peaceful surroundings.  
FMI's absolute favorite!

For a viewing or more information, please feel free to contact your advisor, Ms. Frédérique FERY, at FMI s.a. real estate agency at 00352 621 29 39 21 (also via WhatsApp)



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