

# A LOUER



## Furnished flat

- Surface : 70m<sup>2</sup>
- Disponibilité : 2025-09-19
- Référence : 2653S\_Fentange
- Nombre d'étage(s) : 0
- Etage : 0
- Année de construction : 2008

CO2 emissions



## Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au sol
- Chauffage au gaz
- Chauffage central
- Ventilation mécanique
- Ascenseur
- Antenne Satellite
- Volets Electriques

HESPERANGE

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)

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**Furnished and equipped 1-bedroom apartment, 3 terraces with double parking space and 1 cellar. 4 km from the Cloche d'Or district and 6 km from Luxembourg city center, with internet included in the charges.**

**The apartment is set back from the street and the plot is surrounded by a hedge.**

The apartment has :

- 1 Hall
- 1 Living/dining room with access to 2 terraces with garden
- 1 Open-plan fitted kitchen
- 1 Bedroom with bed, closet and access to 1 other terrace
- 1 Shower room with washbasin and WC
- 1 Separate WC
- 1 Cellar
- 1 Double indoor parking space (lengthwise)

Ideal for one person or a couple.

The apartment is located on the first floor of a small, well-maintained residence built in 2008 (in Fentange, Commune Hesperange).

The apartment is fully furnished and equipped.

It has been tastefully furnished in a modern, cosy, ready-to-live-in style.

You'll have all the comforts you need for a pleasant stay.

With its airy, quality furnishings, this bright apartment will be appreciated by all.

**The apartment includes :**

**A hall** with shoe rack

**Living room** with 1 sofa, TV unit with flat-screen TV, coffee table

**A dining room opening onto the living room** with 1 table, 6 chairs, storage units

**A fully-equipped kitchen**, open but set back, with oven, 4-zone ceramic hob, hood, dishwasher, large fridge with freezer compartment, sink and plenty of storage space.

Crockery, cooking utensils, cutlery and a coffee machine are all provided.

**Three terraces with lawn extensions**

The first terrace is accessible from the living room. In its extension, you'll have a beautiful plot covered with synthetic lawn. No neighbours nearby.

The second terrace is accessed via the covered dining room.

A strip of real lawn and a hedge around the edge guarantee peace and quiet.

Not overlooked.

The third terrace is extended by a small patch of real lawn and surrounded by a hedge. This protects your privacy.

**A bedroom** equipped with: a 2-person 140x200 cm bed, a closet with sliding doors, a bedside table and a chest of drawers. Comforter, pillows and bed linen are provided.

**Bathroom:** with wall-hung WC, corner shower and washbasin. A washing machine and tumble dryer are available. The room is fully tiled (floor and walls).

Each window is equipped with an electrically operated shutter. Double-glazed windows.

**Practical information:**

Monthly advance on charges: 400 Euros including internet, but not electricity. An annual statement will be drawn up by the landlord.

At your expense: private electricity and insurance.

Deposit: 2 months' rent

Animals are not accepted

**Agency commission :**

950.00 Euros + 17% VAT payable by tenant and 950.00 Euros + 17% VAT payable by owner

**Location :**

The apartment is located in Fentange in the commune of Hesperange, in a residential area.

**By bus**

170 m away: Bus routes 512, 513, D14, E12 and R05

**By car :**

4 km: Cloche d'Or district

4 km: Luxembourg bypass with access to A1, A3 and A6, Germany, Belgium and France

6 km: Luxembourg train station

6 km: Luxembourg city center

8 km: Sandweiler

12 km: Findel airport

**Amenities:**

Less than 1 km : Post office, bank, restaurants, cafés, pharmacy, park,...

Less than 2 km: Supermarket, petrol station, etc.



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