

# A LOUER



## Furnished flat

- Surface : 64m<sup>2</sup>
- Disponibilité : 2024-06-01
- Référence : 2753S\_Pesa\_LgTerm
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction :

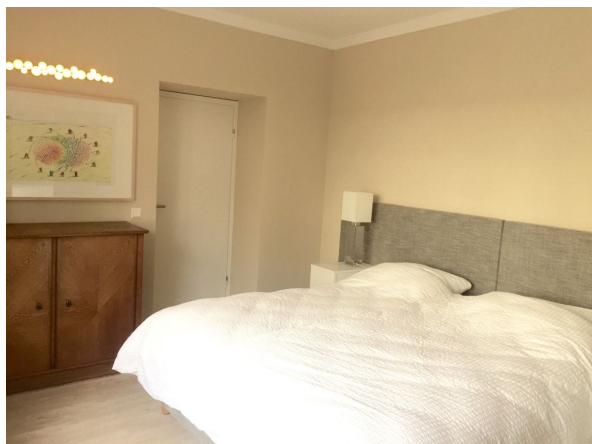
## Caractéristiques

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

LUXEMBOURG-MERL

Loyer : 2 350 euros  
Charges comprises

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FMI

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

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**RENTAL ALL IN. FURNISHED 1 bedroom apartment in Luxembourg Merl. UTILITIES, WIFI INCLUDED.**  
**Lease from 13 months. For shorter periods, please contact us for rates.**

This beautiful apartment with 1 bedroom, 1 living / dining room, 1 shower room, 1 equipped kitchen and 1 balcony was completely renovated in 2015.  
It is located on the 1st floor with elevator of a small residence in the residential district of Luxembourg-Merl.  
It has a surface area of 64 m2 and a furnished balcony of 5 m2 facing south.

**All utilities are included:** water, electricity, heating, high-speed wifi, maintenance of common areas. All charges are based on use with due care and attention.  
All you have to pay is renter's insurance.

**The apartment has :**

A hall

A beautiful living/dining room including :

a round table, 4 comfortable seats, a sofa, two armchairs, a TV cabinet with its flat-screen TV with decoder programs, a desk and storage space.

A French window gives access to a small south-facing balcony furnished with a table and two chairs.

A fully-equipped open-plan kitchen with dishwasher, hob, oven, sink, hood, fridge and freezer.

For your convenience, a Nespresso machine, full set of crockery, cutlery and kitchen utensils are at your disposal.

A bedroom with a beautiful 2-person bed, bedside tables and closet. Bed linen is provided (comforter, pillows, bed linen).

A shower room with a beautiful walk-in shower, washbasin, WC and towel heater. Bathroom linen provided.

Washing machine and dryer available.

The apartment is fully furnished and equipped.

The subtle mix of well-crafted antique and contemporary furniture makes this apartment a very pleasant place to live!

**Practical information**

Lease from 13 months

Short- and medium-term rates: please contact us

Deposit: 2 months' rent

Agency commission: 1 month's rent + 17% VAT, payable by tenant

**Location:**

By car:

2 km from city center and Boulevard Royal

4 km from the Cloche d'Or district

5 km from the Kirchberg district

1km from the bypass that takes you directly to the freeways linking  
linking Germany, France and Belgium

By bus:

Bus stops are very close, and within walking distance.

Lines 5 / 6 at 250 m: Bertrange, Bartreng Gemeng - Centre - Pl. de Paris - Gare-Rocade - Bonnevoie, Demy Schlechter, return.

Lines 86, 96, 711 and CN7

On foot :

Supermarket, crèche, post office, pharmacy, dental surgery, doctors, banks, schools, high schools and convenience stores, restaurants, Merl park

**Our opinion:**

Superb apartment in a residential area, but very close to all amenities.

This concept is very interesting!!! You arrive with your suitcases and that's it!

No need to worry about bed linen or bathroom towels. Dishes, cutlery, kitchen utensils... it's all there.

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

All you have to pay is the compulsory rental insurance in Luxembourg.

No unpleasant surprises at the end of the lease! No late payments. You know right from the start how much your rental will cost.



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