

# A LOUER



## Furnished flat

- Surface : 72m<sup>2</sup>
- Disponibilité : 2025-06-16
- Référence : 885S\_16\_Beaumont\_4eme
- Nombre d'étage(s) : 4
- Etage : 4
- Année de construction : 0

## Caractéristiques

- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central

LUXEMBOURG-CENTRE

Loyer : 1 700 euros  
Charges comprises

# 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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Attractive furnished and equipped duplex apartment in the heart of Luxembourg city center, on a pedestrianized street during the day.

4th floor without elevator.

Rent also includes internet, but not electricity, which is the tenant's responsibility.

This bright duplex has a surface area of +- 72 m2.

You'll find the following at your disposal in the duplex:

- A hall
- A large living/dining room
- Separate fitted kitchen
- A shower room with WC
- An open staircase in the living room leading to the bedroom
- A common laundry room on the mezzanine floor with 1 washing machine and a tumble dryer, shared with 1 other occupant of the residence.
- Bed and bathroom linen provided
- Crockery and kitchen utensils provided

There are plenty of shops in the vicinity.

Public parking lots nearby.

Electricity consumption and rental insurance are the responsibility of the tenant.

Practical information:</u

Monthly rent for occupancy by 1 person:

For leases between 6 and 12 months: €1,870.00

For a 12-month lease: €1,700.00

Minimum 6-month lease.

+ 80.00 Euros / month for second person

Deposit : 2.700,00 Euros

Agency commission :

850.00 Euros + 17% VAT payable by tenant and 850.00 Euros payable by owner

Would you like further information or to arrange a viewing?

Please do not hesitate to contact Mrs. Frédérique FERY, your advisor at the FMI agency, on 00352 621 29 39 21 (also WhatsApp).



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