

# LOFT NIEDERDONVEN

REF. 9330

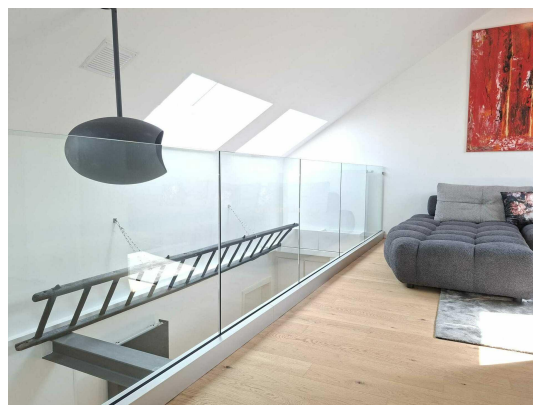
**2 490 €**

Monthly charges : 275€

1 bedrooms

90m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index B



Your Unicorn real estate agency is pleased to offer this superb furnished loft for rent in the town of Niederdonven.

With a floor area of 90 m<sup>2</sup>, this property is located in a beautifully renovated historic building.

Upon entering, you step onto the first level, which features the dining room and a fully furnished and equipped kitchen.

At the rear of this living area is a bright bedroom with a bay window and a skylight. It leads into a hallway with a walk-in closet, which takes you to a sauna for ultimate relaxation. A shower room with a toilet completes this first level.

Upstairs is the cozy living area of this loft, featuring a sitting area with a fireplace—perfect for winter evenings—and a private office. The glass railing helps maintain the brightness and open feel of the space.

Parking for one car is available in front of the building.

A monthly service charge of €275 is added to the rent of €2,490.00.

Available immediately.

Lease terms:

- \* Security deposit equal to 2 months' rent
- \* First month's rent payable in advance
- \* Agency commission of one month's rent + VAT, shared equally between tenant and landlord

For more information or to schedule a viewing, please feel free to contact us at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-9330-location-loft-niederdonven>



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