



## **Beautiful house in Wuerzburg, new and modern, (available from autumn 2024)**

### **Location:**

Preferred location in the sought-after district Frauenland. Stunning view of the Fortress, the Pilgrimage Church and the town itself. Situated in a quiet cul-de-sac. The new town quarter „Hubland“ (which hosts the Julius Echter University, the Technical University and a huge shopping center) is within walking distance or 5 minutes' drive by car. Playgrounds, sports facilities, walks in the vineyards, restaurants and supermarkets are all nearby (maximum 500 meters).

### **Transport connection:**

Bus stops of several lines (100m), tram stop (500m) and train stop (1.000m) easily accessible. 5 minutes' drive by car to the Autobahn A3, maximum 10 minutes' drive to the town centre.

### **Number of rooms and size:**

Large living and dining area, large terraces facing south and southwest, 4 large rooms, 2 daylight bathrooms with bathtub and showers, large storage space in basement, total space >200m<sup>2</sup>.

### **Description:**

Impressive, new, modern house. Suitable for families with children. Pretty garden, easy to care for.

### **Equipment:**

Modern kitchen, glass fibre connection, garage, two additional parking spaces.

### **Monthly rent and service charges:**

Minimum rental period 3 years, monthly rent 2,950 Euro, incidental expenses appr. 400 Euro (incl. gas and water)

### **Deposit:**

8,850 Euro

### **Contact:**

Contact via email only (please send a short exposé): [haus.zur.miete.wuerzburg@gmail.com](mailto:haus.zur.miete.wuerzburg@gmail.com)



Original view from the living room window and the terraces (self-created photo)