



## **60 m<sup>2</sup> flat in Gerbrunn, Würzburg (from 01.05.2026)**

### **Location:**

Attractive and central location

- 100 m: Lidl
- 100 m: Maxl Bäck
- 150 m: Bus stop
- 400 m: Hubland campus
- 500 m: Restaurants (Italian, Greek, kebab)

### **Transport connection:**

- 150 m: Bus stop (departures every 15 minutes – Line 14)

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

2-person shared apartment (WG)

Room size: 12 m<sup>2</sup>

### **Description:**

Newly built apartment with newly established shared flats

Energy efficiency rating: A+

### **Equipment:**

The apartment is fully furnished (including a fitted kitchen with electrical appliances and dishwasher)

Automatic ventilation and air circulation system

Triple-glazed windows

Electric shutters

Possibility to connect a washing machine/dryer in the basement



### Monthly rent and service charges:

Base rent for the room: €550.00

Additional costs incl. heating: €70.00

Total rent (including utilities): €620.00

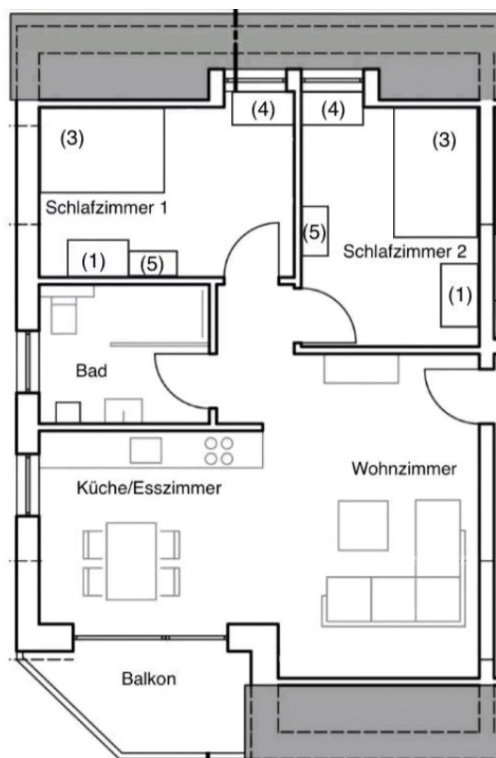
### Deposit:

€1,650.00

### Contact:

Long-term tenants preferred. Please send a meaningful application including a tenant self-disclosure form and proof of income, or alternatively a parental guarantee, to:

MFH-Gerbrunn@gmx.de



**Wohnung 5**  
**60 qm**



(1) Kleiderschrank



(3) Bett ohne Matratze (120 cm x 200cm)



(4) Schreibtisch



(5) Kommode

