



## 68 m<sup>2</sup> flat in Sanderau, Würzburg (from 01.05.2026)

**Location:** quiet yet central location in Würzburg's Sanderau district

**Transport connection:** The tram stop and shops for daily needs are within easy walking distance.

**Number of rooms and size:** 1 open-plan main room with several areas, 1 bathroom, 2 storage rooms

**Description:** A stylish and light-filled penthouse studio in an attractive location is available for rent. The apartment impresses with its open-plan layout and a sunny terrace, offering a wonderful outdoor retreat.

**Equipment:**

The studio features a bright living and sleeping area. The high-quality fitted kitchen, complete with dishwasher, ceramic hob, and oven, blends seamlessly into the living space. The sleeping area is furnished with a 1.60m wide bed and a wardrobe.

The bathroom has a shower and toilet. In addition, there are two separate storage rooms with a washing machine and ample storage space.

**Monthly rent and service charges:**

The rental price is €950 plus €250 utilities for single occupancy. For two people, the utilities increase to €300.

**Deposit:** 2 months' rent

**Contact:** engelke.rasche@gmail.com

Note: Smoking is not permitted in the apartment.

An energy performance certificate is not required - the building is a listed historical monument.

The property is rented to a maximum of two people.

The property is rented for a fixed term of 6 months; this period can be adjusted if necessary.

The attic studio is ideal for singles or commuters looking for something special.

We are looking forward to your inquiry!

Hinweis: Rauchen ist in der Wohnung nicht gestattet.

Angaben zum Energieausweis werden nicht benötigt - das Gebäude steht unter Denkmalschutz.

Das Objekt wird a maximal zwei Personen vermietet.

Das Objekt wird auf 6 Monate befristet vermietet, bei Bedarf kann dieser Zeitraum angepasst werden.

Das Dachstudio eignet sich ideal für Singles oder Pendler, die das Besondere suchen.

Bei Interesse freuen wir uns über Ihre Anfrage!



