

## **Furnished 2.5 room attic apartment in Randersacker - approx. 80 m<sup>2</sup>**

**Available for rent immediately.**

### **Location and transport links:**

The apartment is located in a quiet valley with a beautiful view over vineyards and forest. The nearest supermarket is a 5-minute walk away, as is the bus stop with regular connections to Würzburg. By car, you can reach the city center in about 10 minutes. A ramp to the A3 motorway can be reached in 5 minutes.

### **Layout and size:**

The bright and open attic apartment (first floor) consists of a large, open living and dining area, a spacious bedroom, a small office/guest room, kitchen and bathroom, and a storage room. There is also a roof loggia and a partially covered roof terrace.

### **Equipment:**

The apartment is fully equipped. Underfloor heating throughout the apartment, easy-care laminate floors and tiles, bathroom with shower and bathtub, washing machine, flat screen TV with satellite receiver, kitchen appliances incl. stove with oven, dishwasher, large refrigerator, coffee machine, cooking and dining utensils. Parking space in front of the house.

### **Rental:**

Lease contract is time-limited.

Minimum rental period should not be less than 5 months.

Maximum approx. 1 - 1.5 years (also with the option to extend - this can be discussed personally and of course adapted to individual schedules).

Monthly rent and additional costs: 830 € plus 20 € parking space plus advance payment of additional costs 190 € (electricity, water, heating, garbage collection,) the settlement takes place annually or when moving out.

Deposit: 1500 €

## **Contact**

Please contact us by email at **wohnung@infidia.de** with a short introduction and your phone number or email address.











