



## **35 m<sup>2</sup> flat in Güntersleben in the district of Würzburg**

### **Location:**

The high-quality furnished apartment is located in the idyllic wine village of Güntersleben, surrounded by vineyards and rural tranquillity - and yet in the immediate vicinity of Würzburg, Thüngersheim and Veitshöchheim. The region is ideal for cycling and hiking tours, in the forest or vineyard and cultural excursions to the nearby Franconian metropolis. Local restaurants and cafés are within easy walking distance. For sports enthusiasts, the Güntersleben leisure park with its own tennis facility is in close proximity. Thanks to the good public transport connections, Veitshöchheim and Würzburg can be reached in just a few minutes

### **Transport connection:**

- Connection to hiking and cycling trails
- B27, A3 and A7 connections in the vicinity
- Bus route 19

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

- 1 room flat
- Ca. 35m<sup>2</sup> living space

### **Description:**

- Furnished flat
- Address: Tannenstraße 11, 97261 Güntersleben
- Year of construction 2018
- with small terrace
- Accommodation for max. 2 persons
- Bathroom 1
- Floor Ground flat
- Parking lot for a fee/on request

### **Equipment**

Fully furnished

- Lowboard with a TV (1x)
- Internet access
- Kitchenette
  - Dishwasher



- Coffee machine
- Fridge with freezer compartment
- electric kettle
- oven
- Washing machine/dryer
- Built-in cupboard
- Hairdryer
- Shelf
- Desk
- Bed
- Table with chairs for 2 people

**Monthly rent and service charges:**

Minimum stay 3 nights

- 3 nights, 420 EUR (140 EUR / night)
- from 6 nights, 660 EUR (110 EUR / night)
- from 30 nights, 1 month, 1,800 EUR (60 EUR / night)
- from 3 months 4.500 EUR (60 EUR / night)
- Rent for the booked period, operating costs, administration costs, cleaning (once a week), final cleaning, statutory VAT

**Deposit:**

- For longer stays 2 monthly rents

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