



**2.5-room apartment (approx. 78 m²) newly renovated, newly furnished and fully equipped in Würzburg/Frauenland-Keesburg
(available from 01.01.2025, possibly earlier)**

Location:

Transport connection:

Würzburg/Frauenland-Keesburg:

only 3 minutes by bike or a good 10-minute walk to Hubland University

only 1 minute to the Wolfgang-Adami-Bad and the Sieboldwäldchen recreation area

Number of rooms and size:

2.5 rooms, spacious and open plan, approx. 78 m²

Description:

The modern, spacious and open-plan, newly renovated and newly furnished, fully equipped 2.5-room apartment is located in a separate annex next to the main house (with only three residential units) in a quiet and pleasant location not far from the Wolfgang-Adami-Bad and thus almost directly connected to the local recreation area "Sieboldwäldchen", which invites you to relax, run or jog etc. in nature.

The apartment with a separate entrance is located on the first floor and is accessible at ground level. A parking space or garage is located directly next to the entrance. The apartment is newly furnished and fully equipped, which means you can put down your suitcases and start living straight away.

The beautiful terrace is furnished with a modern table, chairs and sun loungers. The small garden also invites you to linger and relax. If desired, the landlord will take care of the garden.

The apartment has a pleasant open-plan living/dining/kitchen area. Furthermore, there is a spacious bedroom and a modern bathroom with bathtub and shower wall (see pictures).

There is also a washing machine and, by prior arrangement, a tumble dryer.



The apartment has underfloor heating, which is operated by a recently installed heat pump.

A WiFi connection rounds off the tenant-friendly offer and is included in the service charges to optimize costs.

Please note:

- The apartment is unfortunately not suitable for shared apartments due to the open layout.
- Smoking is not permitted.

Equipment:

newly renovated, newly furnished, fully equipped kitchen (kettle, toaster, dishes, cutlery, pots, towels, bed linen and much more), bathroom with bathtub and shower wall, washing machine, possibly dryer, underfloor heating, LED downlights, WiFi, beautiful terrace with garden, parking space/garage etc.

Monthly rent and service charges:

Basic rent: 1.350,- EUR

Service charges: 140,- EUR (as advance payment depending on consumption)

Deposit:

2 months rent: 2.700,- EUR

Contact:

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Private rental -> No brokerage fees apply.

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