



58 m² furnished apartment in Gerbrunn, Würzburg (flexible & short-term according to availability)

Welcome, dear guests, to our stylish and modern furnished apartment (new building 2020) with a view of the greenery and our own garden. The spacious terrace with kettle barbecue, hanging chair and seating set invites you to spend cozy hours, while a dip in the 1.5m deep, heated infinity pool provides refreshment in between (pool use May-Sept). The property is in a quiet, natural location - within walking distance of the new Hubland district with the university campus.

Location:

Very quiet location in a play street with no through traffic, lots of privacy and directly adjacent to nature with good cycle paths and trails.

Various vineyards and picturesque wine villages on the Main, e.g. Randersacker, Eibelstadt, Sommerhausen are within easy reach. Please ask for individual excursion tips.

Good shopping facilities within walking distance: Tegut with bakery and butcher, Aldi, Lidl, as well as 2x pharmacies and bakeries in the town center.

Hubland district 800m away with parks and shopping center.

Hubland university campus 1.8 km away

Transport connections:

2 bus lines a few meters away: Line 14 every 20 min during the day to Würzburg city center.

Biebelried A3 / A7 highway junction just a few minutes away.

Number of rooms and size:

1 bedroom, 1 bathroom, 1 storage room, 1 hallway, 1 living & dining area

Description and house rules:

Pool and garden shared use by arrangement by the hour in the summer months of May to September included. The 6x3x1.5m infinity pool with lots of privacy is heated to 28-30 degrees and equipped with a counter-current system.

A sunny, sheltered outdoor terrace with charcoal barbecue is available.

Smoking is not permitted in the apartment. Pets are not allowed.

Access to the apartment is not barrier-free (stairs).

The apartment has real wood parquet flooring in the living and sleeping areas (be careful with water), continuous ventilation, underfloor heating (and cooling in summer), a spacious storage room, softened water, washing machine and dryer.

Fast WiFi is available, as well as a 55" OLED Smart TV with soundbar.

The bedroom can be completely darkened.

**Facilities:**

Bathroom: hairdryer, towels, dehumidifier and window, mirror, soap, washing machine and condenser dryer, softened water

Bedroom: King-size 180x200m bed, chest of drawers, 100% blackout, ventilation, bed linen, blankets

Entertainment/Work: 55" OLED Smart TV with THX sound system, Amazon Prime Video & Music, fiber optic 1Gbit internet, WiFi

Heating and air conditioning: Underfloor heating and cooling, continuous ventilation and dehumidification

Safe home: smoke detector, fire extinguisher, fire blanket, 2 escape routes, triple glazing, private parking space, private entrance with automatic lighting (not barrier-free)

Kitchen and dining room: bright kitchen with dishwasher, fridge (ice compartment), stove with ceramic hob, oven, extractor, coffee maker, kettle, pots, plates, cutlery, glasses, cups, toaster, sink,

Outdoor area: sheltered sun terrace with seating, barbecue (on request), hanging chairs, infinity pool 3x6x1.5m heated with counter-current (use by the hour May-Sept by arrangement)

Rent incl. additional costs:

- Per night: 99€ (Oct-April), 118€ (May-Sept), 20€ for 2nd guest
- From 7 nights: 10% discount
- From 28 nights: 30% discount
- Final cleaning: 50-70€

Deposit: 3000 €, not applicable when booking via AirBnB

Contact & availability: <https://airbnb.de/h/kirschberg>

Mail: stay@herbst-mail.de













