

**47 m² flat - furnished - in Würzburg / Rottenbauer (ab 10.04.2025)****Location:**

Würzburg / Rottenbauer

Transport connection:

tram 5 und bus lines 421 und 422 (direction i_Park Klingholz, Giebelstadt, B19)

Walking distance of tram and bus stop

Number of rooms and size:

2-room apartment, ca 47 m²

Description:

The apartment (granny flat) is located in the basement of an end-terraced house with direct access to the sunny terrace and the garden.

The apartment has laminate flooring.

The washing machine is for sharing in the house connection room.

Consumption certificate with 75.6 kwh / m².a (including hot water). We heat with gas.

Year of construction of the house: 2000

Shopping facilities, pizzeria, coffee bar, leisure facilities, doctor are locally

In the apartment smoking and animals are not allowed.

Equipment:

Furnished – refer to pictures

Monthly rent and service charges:

rent 725 euro including additional costs. The apartment is suitable for 1 Person

Upon departure, a final cleaning fee of 70 euros is due.

Deposit:

2 months rent (1450 euros)

Contact:

Helga Janker, helja@hotmail.de

Photos



The spacious living room is furnished with a couch, wall unit with TV and dining table.





From here you can walk on a sunny terrace (west) and in the garden.



The bedroom has a 1.40 m wide bed and a spacious wardrobe.



In the kitchen is a kitchenette with fridge, freezer, stove, microwave and dishwasher. In addition, all necessary dishes are available.



The internal bathroom has a shower and bath.



Plan

