

**3br 2.5 bath duplex house, fitted kitchen, garage, fenced yard – Wiesbaden
Eigenheim only - 15 min to Clay**

- Available 15th of November –

4-room (3 bedrooms) duplex house, split over three floors plus basement with hobby, storage / laundry room. Wintergarden, sunny terrace with small, fenced yard, garage, fitted kitchen, living-dining room and two bathrooms.

Located in a premium, tranquil residential neighbourhood in Wiesbaden, just a few minutes' drive from downtown, this property offers convenience with amenities such as bakeries, grocery stores, restaurants, doctors, banks, hairdressers, and boutiques easily accessible. Clay is reachable in only 15 minutes by car, the Amelia Earhart Building in just 13 minutes, and Mainz-Kastel in 15 minutes.

- Rental price: €2600 plus utilities
- Size: approx. 125 sqm 1346 sqft) + 44 sqm storage and laundry room
- Plot size: approx. 230 sqm (2467 sqft)
- Living-dining room: 1
- Bedrooms: 3 + walk-in closet
- Fitted kitchen with appliances: dishwasher, oven, fridge & freezer, stove, hood
- Bathrooms: 2.5 (1x shower and 1x tub)
- Basement: several storage / hobby rooms + laundry room
- Parking: garage + parking spot on site
- Floor: parquet & tiles
- Appliance: el. blinds, light fixtures
- Heating: central gas heating
- Outdoor: fenced yard, terrace + small roof top terrace
- Pet's allowance: negotiable
- Deposit: 2 cold rents
- American housing contract welcome!

Energy performance certificate class B 91,4 kWh/(m²a) will be provided during the viewing.

Electricity and gas to be registered by the tenant via the UTAP office.

Arrange your personal viewing appointment. I'm looking forward to hearing from you.

Further pictures and information on request via phone, WhatsApp, Signal, or email

Arthur Schultek

AS Immobilien

+49-157-79570808

Other rental listings:

<https://en.as-immobilien-wiesbaden.com/mietobjekte>

Follow us on FB or Instagram

<https://www.facebook.com/ASImmobilienWiesbaden>

https://www.instagram.com/as_immobilien_wiesbaden

Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care. However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The right to change rental prices is reserved.

AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

Am Gänsberg 28, 65207 Wiesbaden

✉ arthur.schultek@as-immobilien-wiesbaden.com

☎ +49-157-79570808




SCAN ME




AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

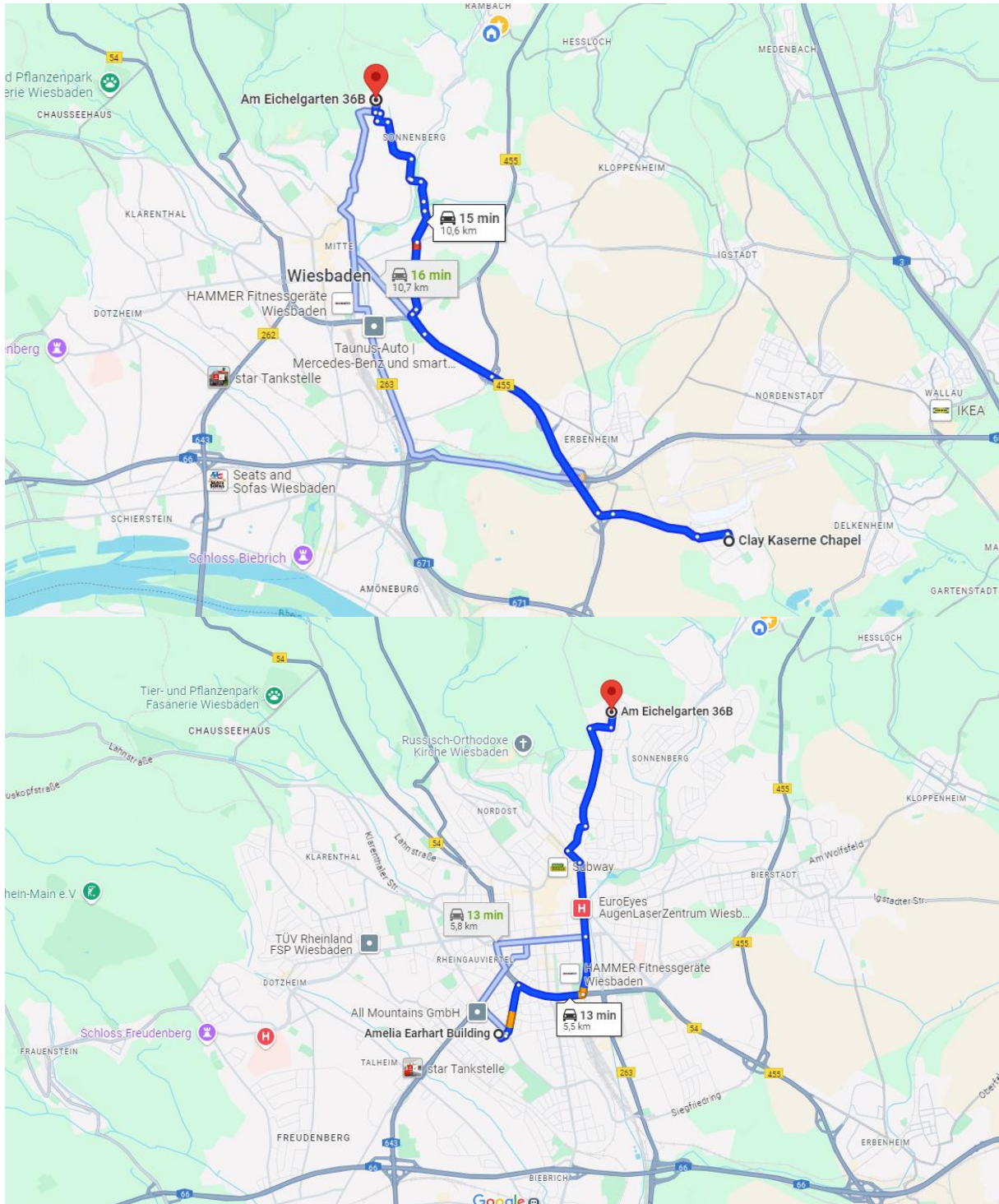
Am Gänsberg 28, 65207 Wiesbaden

 arthur.schultek@as-immobilien-wiesbaden.com

 +49-157-79570808



SCAN ME



AS Immobilien
Ihr Immobilienmakler in Wiesbaden und Umgebung

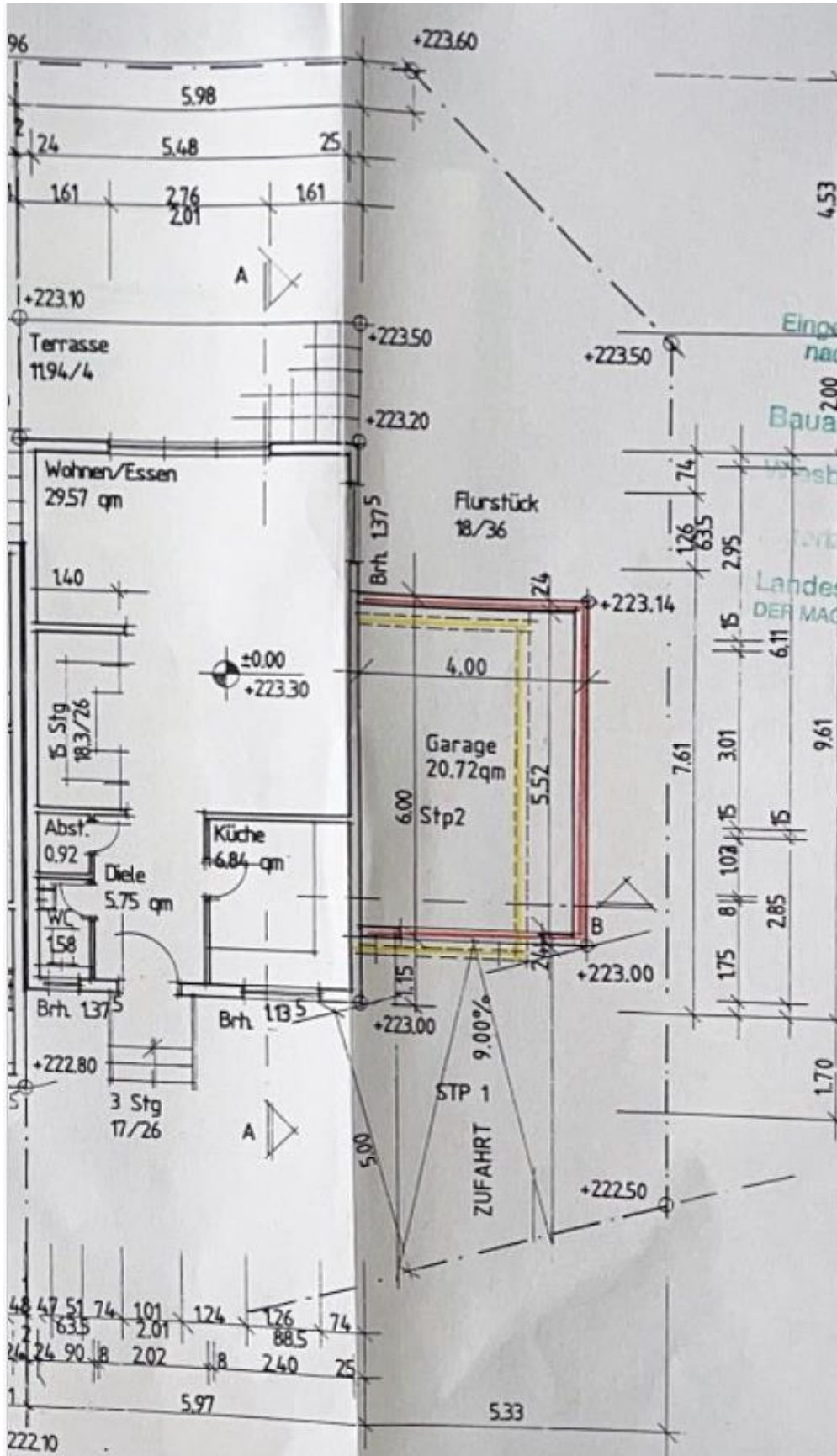
Am Gänsberg 28, 65207 Wiesbaden

arthur.schultek@as-immobilien-wiesbaden.com

+49-157-79570808



SCAN ME



AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

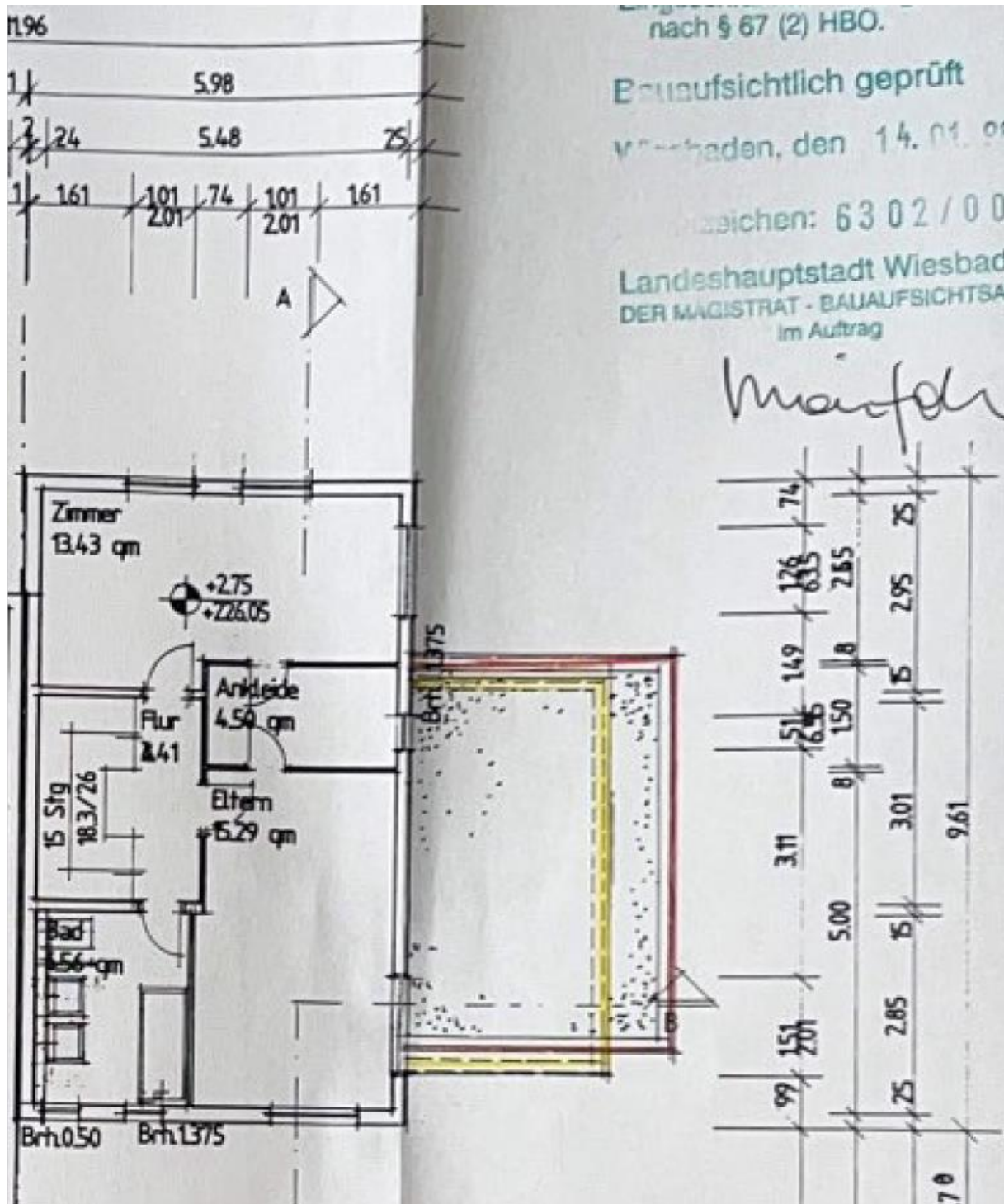
Am Gänsberg 28, 65207 Wiesbaden

✉ arthur.schultek@as-immobilien-wiesbaden.com

☎ +49-157-79570808



SCAN ME



AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

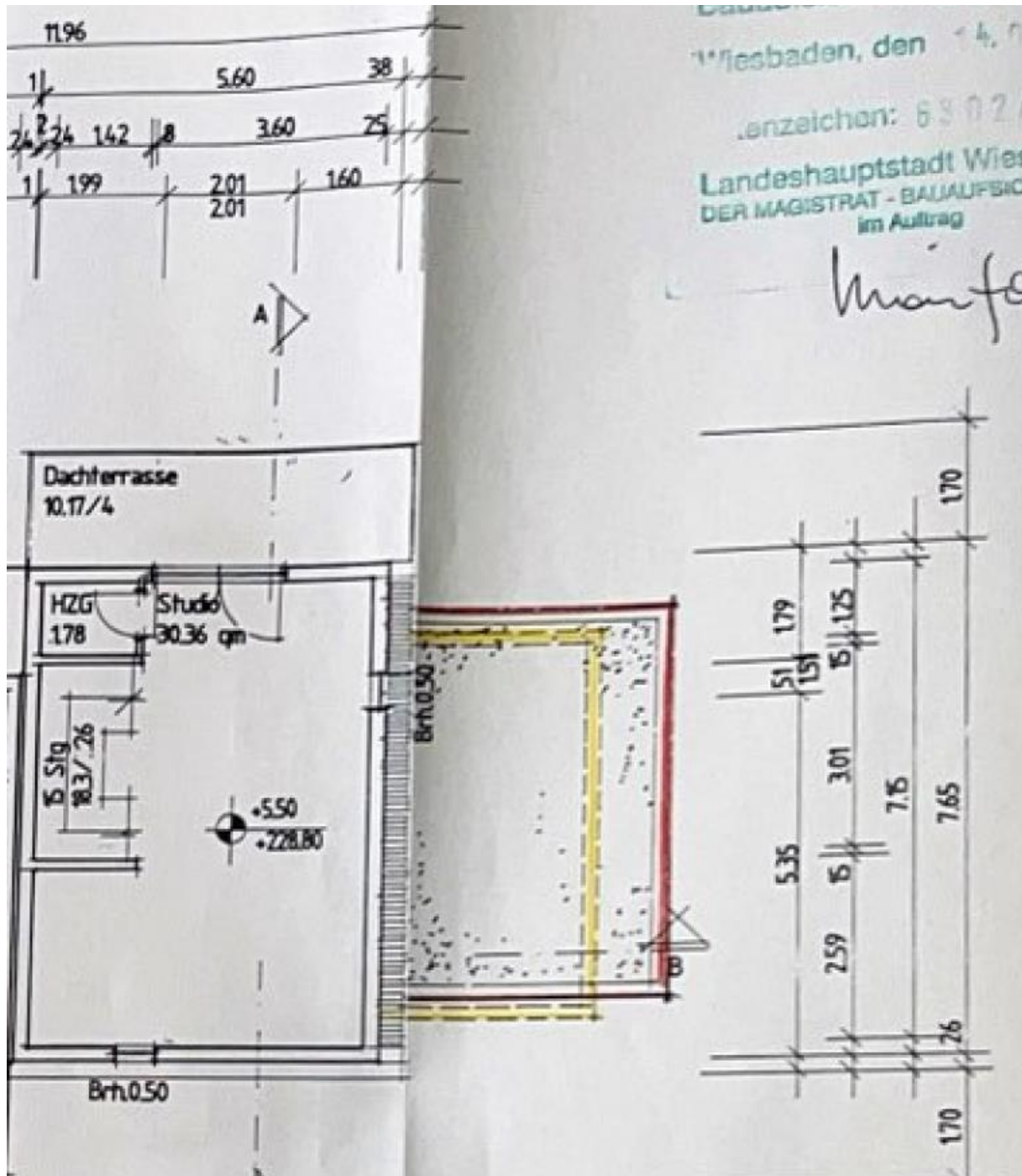
Am Gänsberg 28, 65207 Wiesbaden

✉ arthur.schultek@as-immobilien-wiesbaden.com

☎ +49-157-79570808



SCAN ME



AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

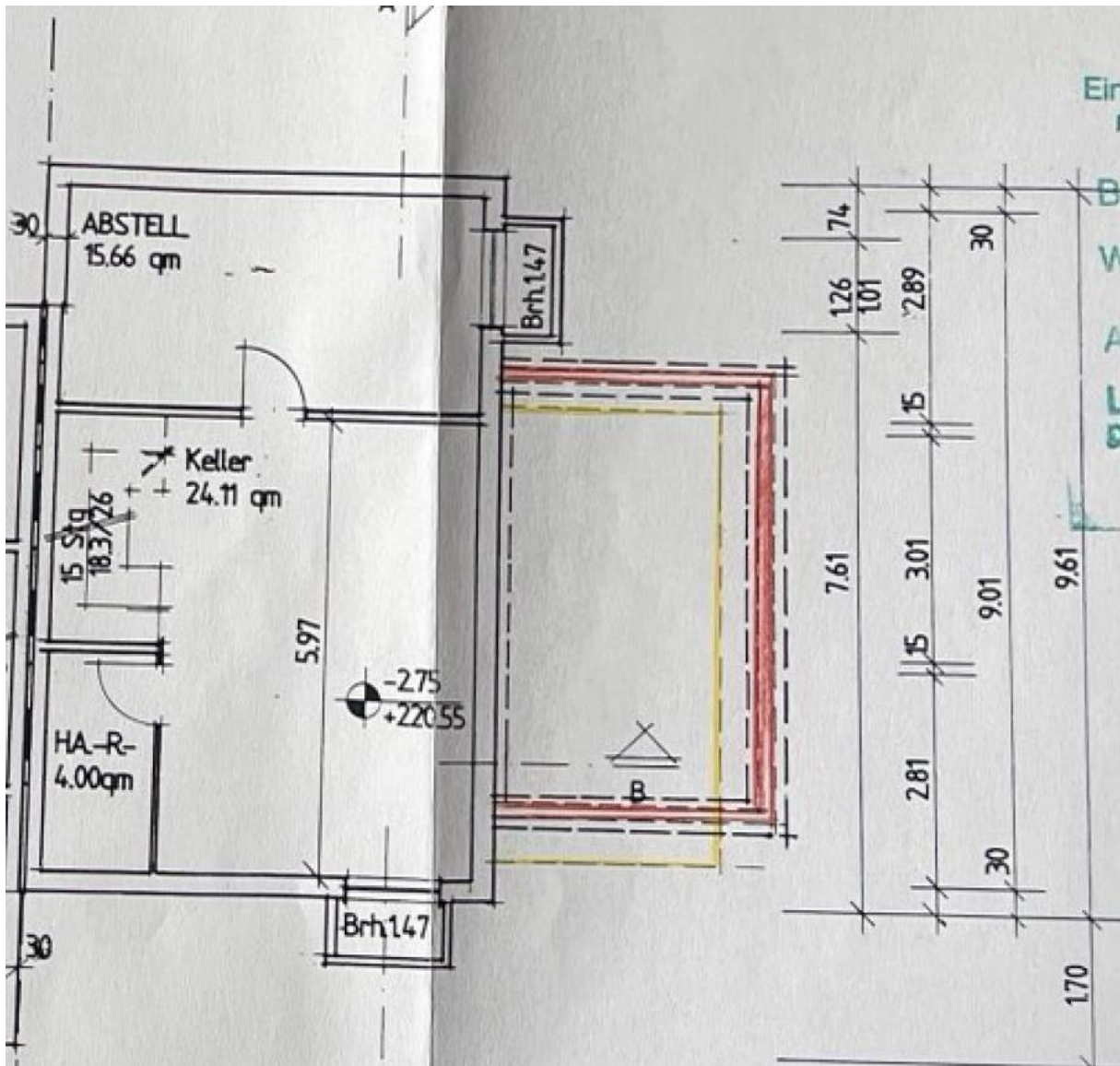
Am Gänsberg 28, 65207 Wiesbaden

✉ arthur.schultek@as-immobilien-wiesbaden.com

☎ +49-157-79570808



SCAN ME



AS Immobilien

Ihr Immobilienmakler in Wiesbaden und Umgebung

Am Gänsberg 28, 65207 Wiesbaden

✉ arthur.schultek@as-immobilien-wiesbaden.com

☎ +49-157-79570808



SCAN ME