

**Fully or partially furnished 4br 2.5 bath townhouse, fitted kitchen, carport yard - Schwalbach 25 min to Clay**

- Available 1<sup>st</sup> of February –

Fully or partially furnished 5-room (4 bedrooms) townhouse, split over three floors plus basement with hobby, storage and laundry room. Sunny terrace with small yard, covered parking, fitted kitchen, living-dining room and two bathrooms.

Location: Schwalbach, quiet residential neighbourhood. You find all that you need, bakeries, grocery stores, restaurants, doctors, banks, hairdressers, boutiques etc. in town. Close to international schools, 25 min to Clay, 29 min to Amelia Earhart Building, 28 min by car to Mainz-Kastel.

- Rental price: €2800 plus utilities
- Size: approx. 145 sqm (1347 sqft) + hobby / storage / laundry and heating room
- Plot size: approx. 206 sqm (1938 sqft)
- Living-dining room: 1
- Bedrooms: 4
- Fitted kitchen with appliances: dishwasher, oven, fridge & freezer, stove with hood
- Bathrooms: 2.5 (1x shower /1x tub)
- Basement: hobby, storage room + laundry + heating room
- Parking: covered parking spot (carport)
- Floor: tiles and laminate
- Appliance: blinds, light fixtures
- Heating: central gas heating
- Outdoor: yard, garden shed, terrace, balcony
- Pet's allowance: yes
- Deposit: 2 cold rents
- American housing contract welcome!

Energy performance certificate D 116.7 kWh/(m<sup>2</sup>\*a) 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

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Other rental listings:

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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.

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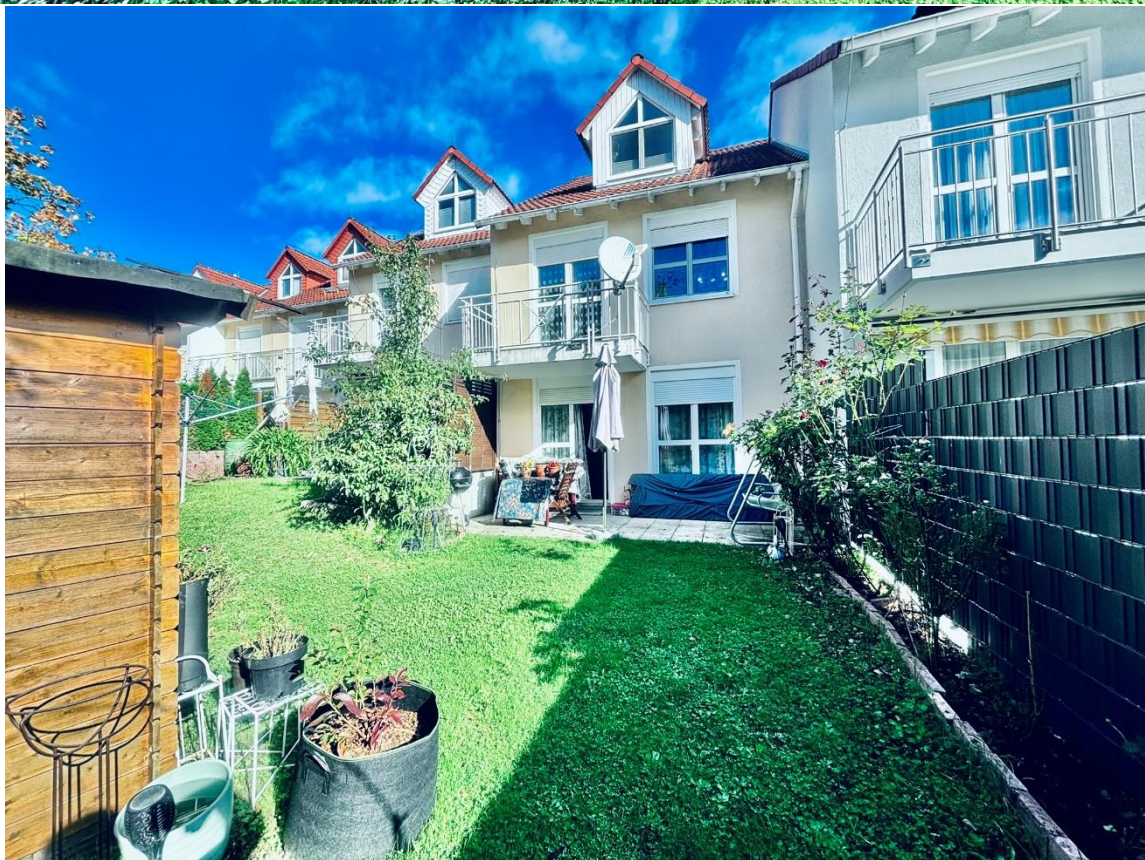
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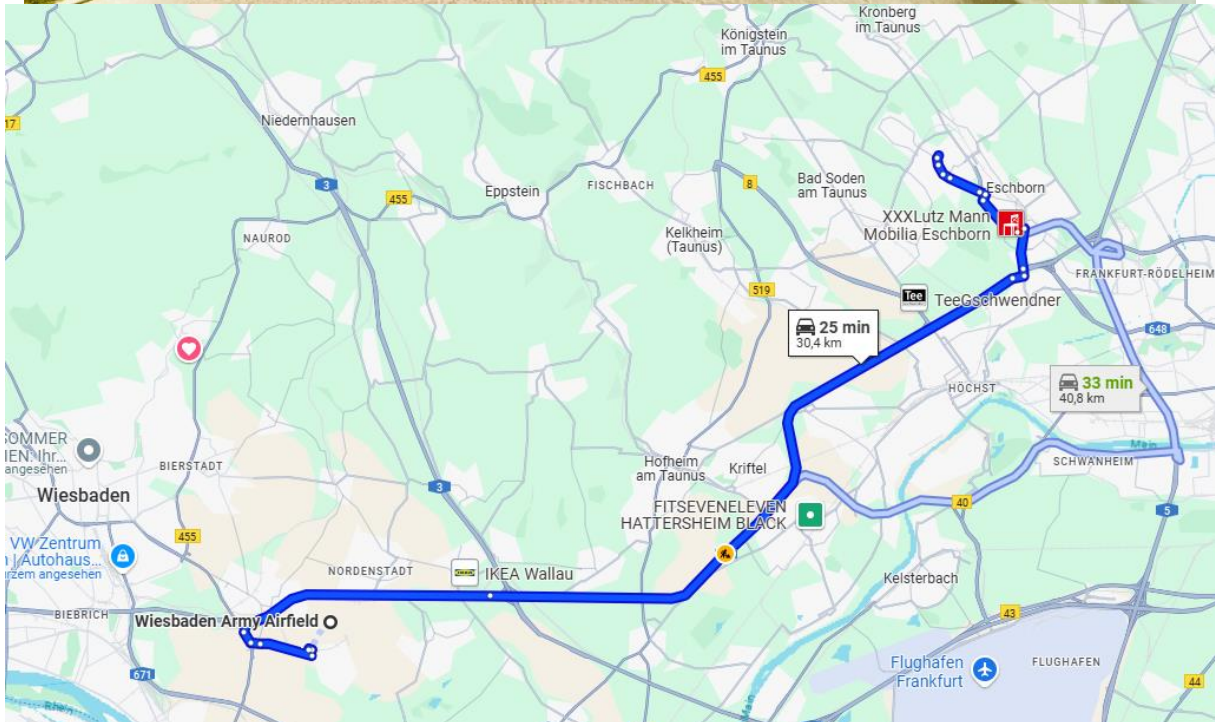
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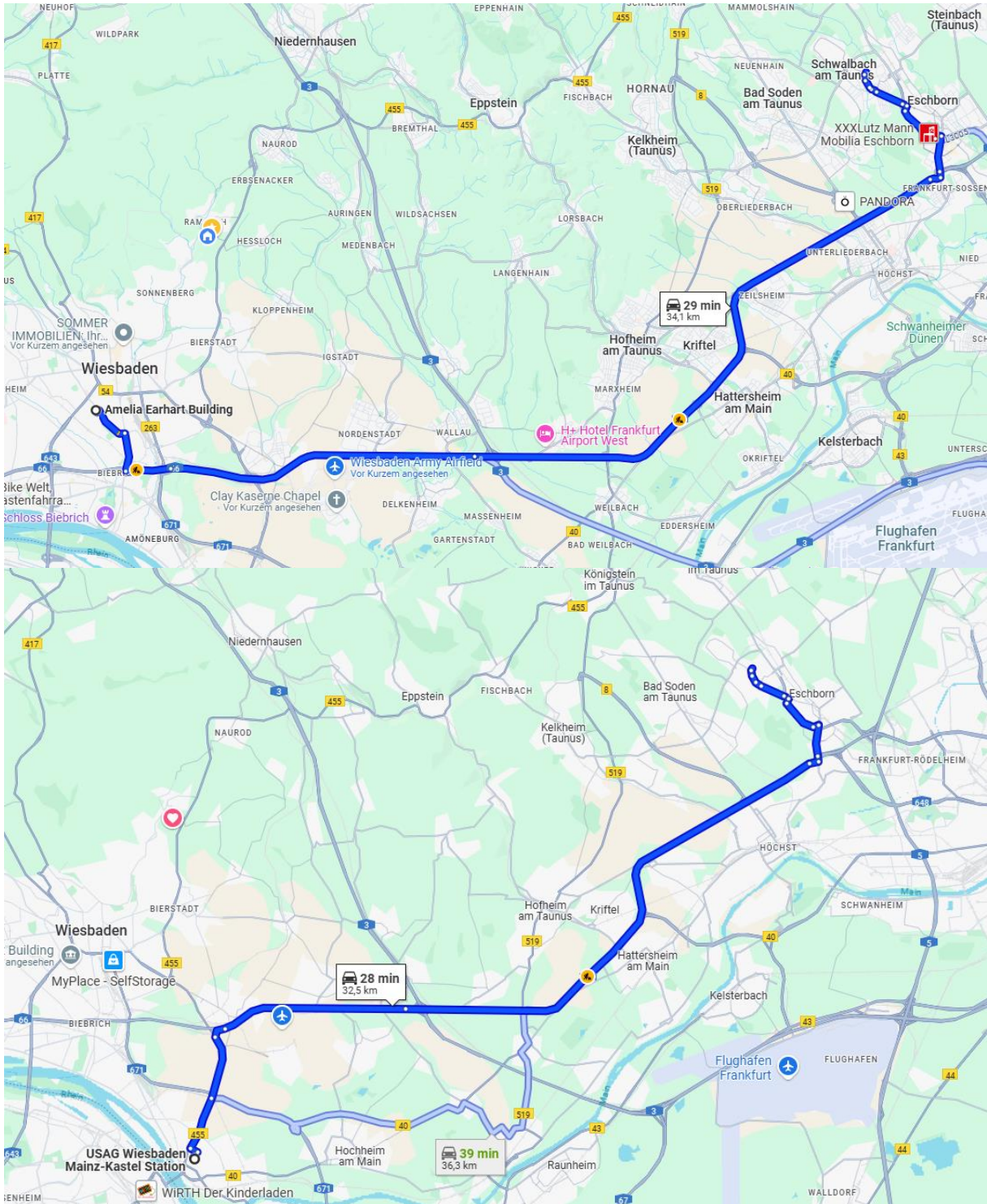
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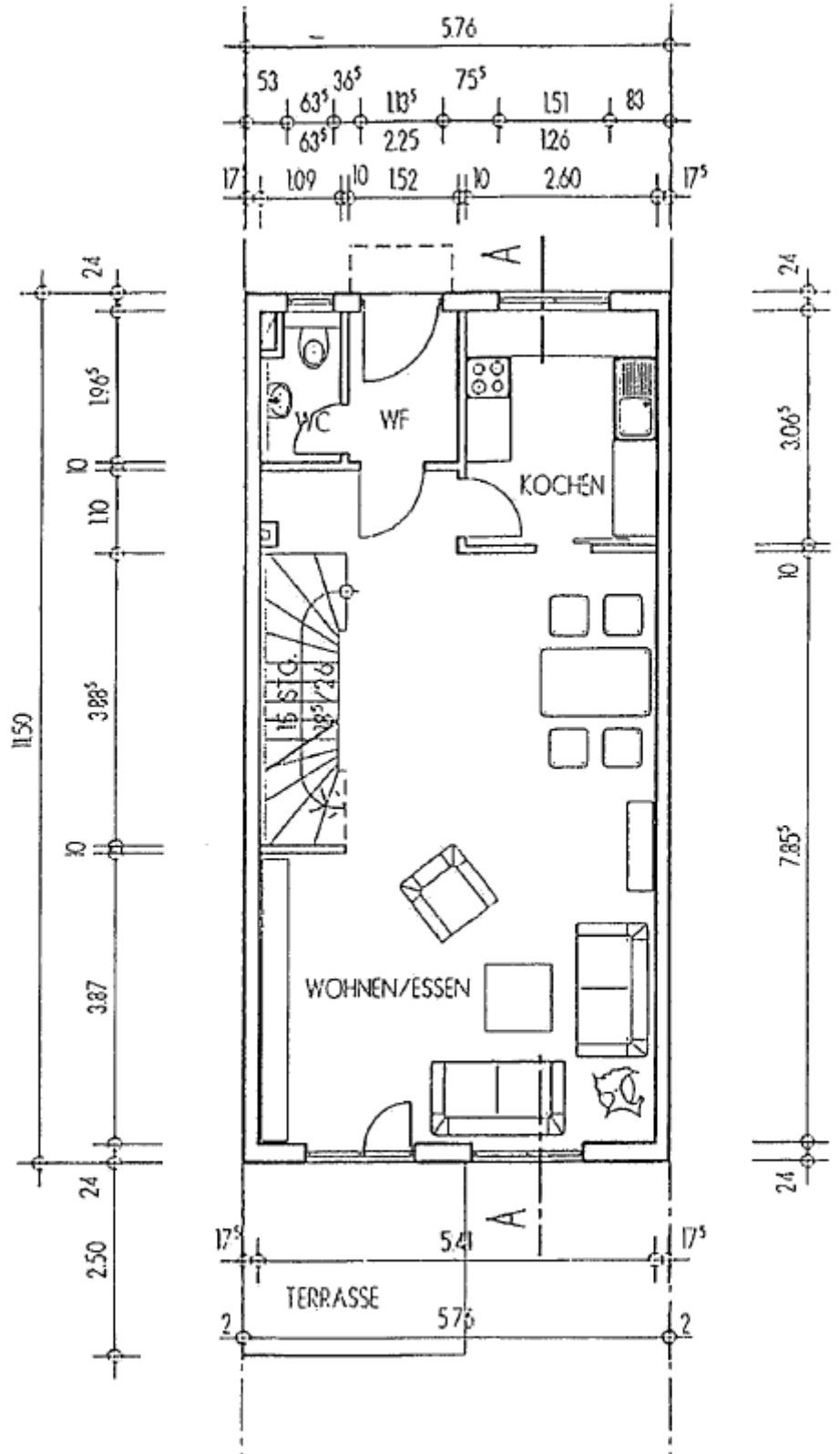
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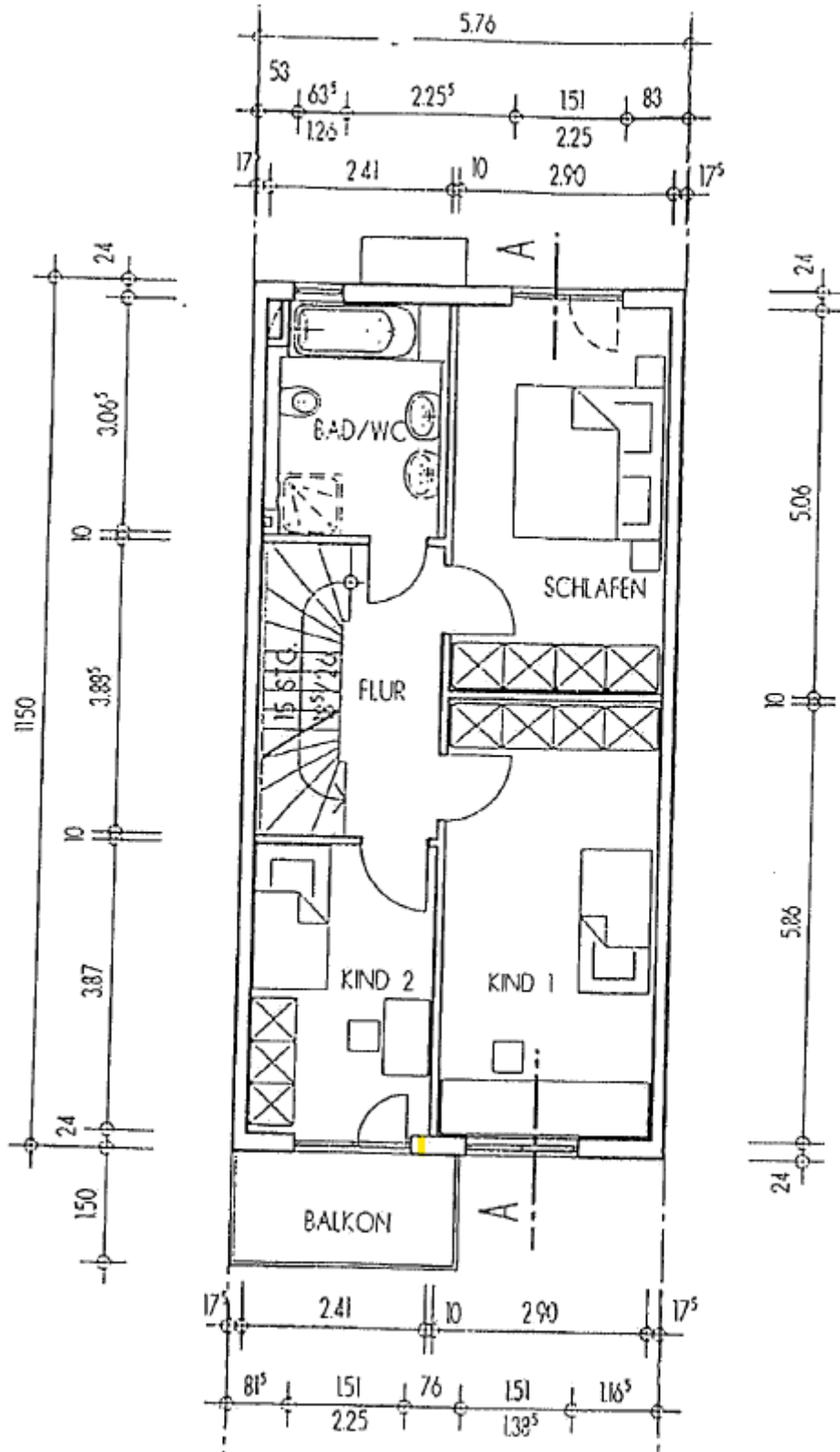
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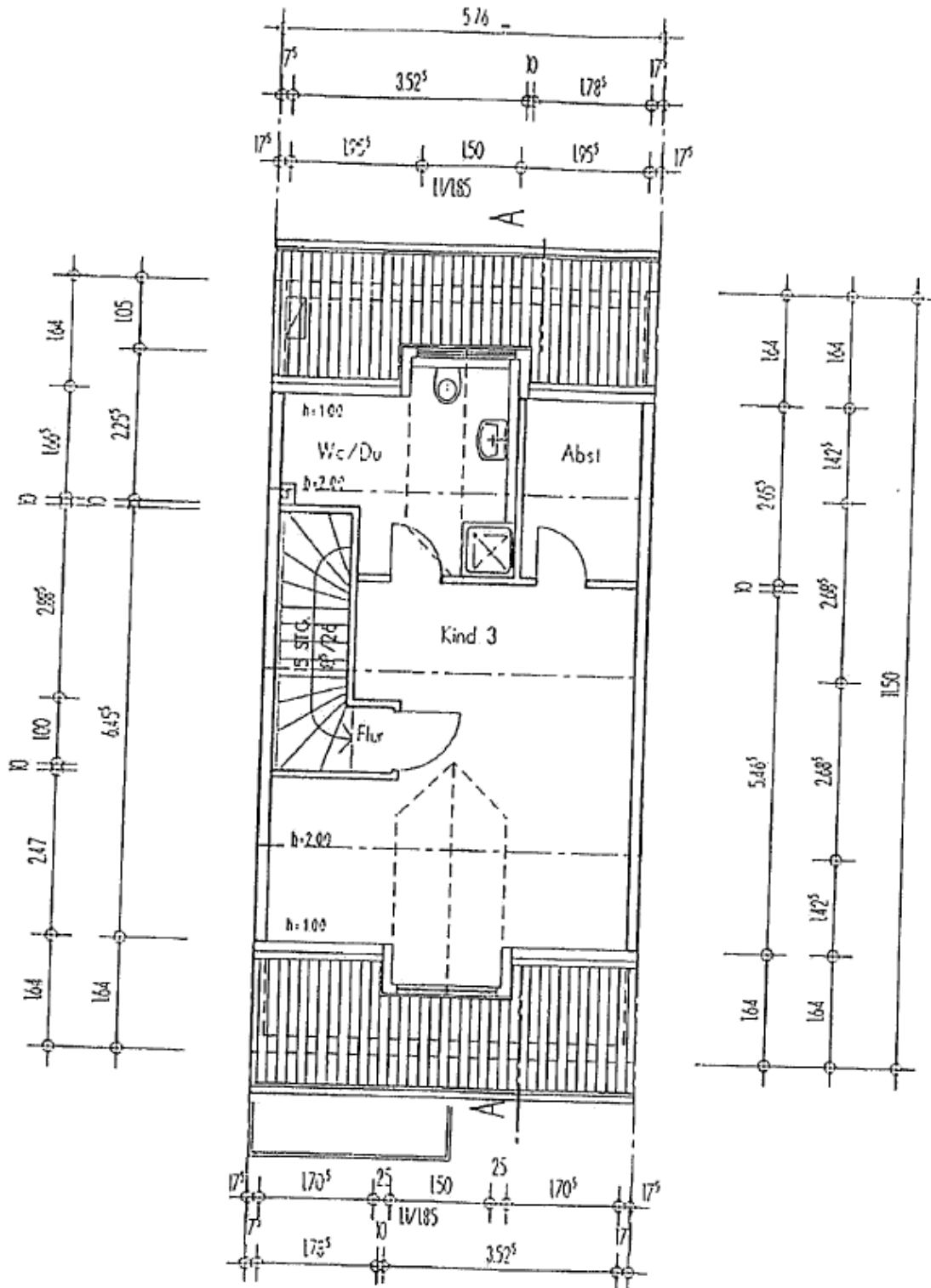
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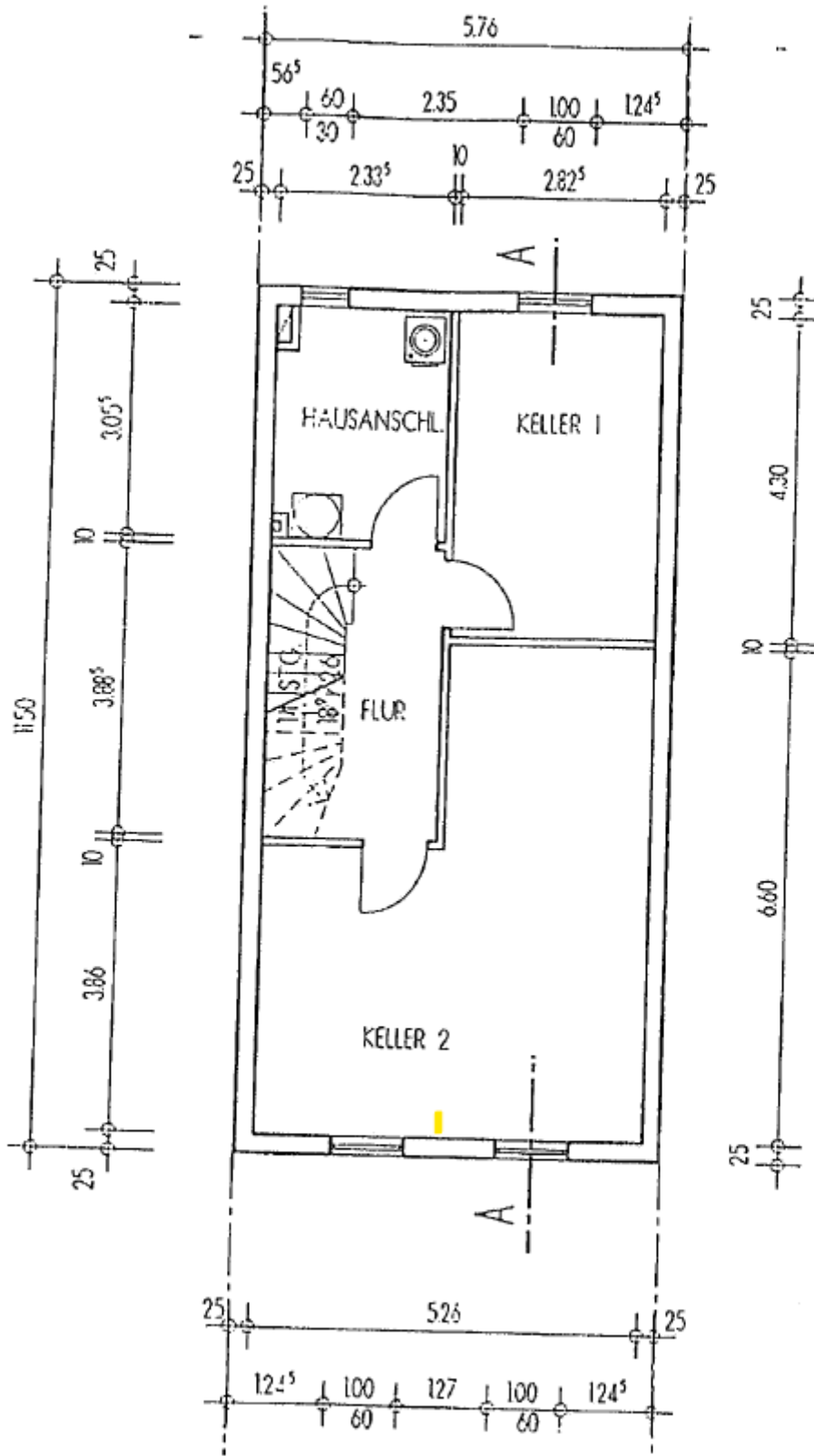
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