

**Like new 1518 sqft duplex house, patio, parking, fitted kitchen, fenced yard
Wiesbaden-Auringen – 16min to Clay**

- available from 1st of February 2025 – video on request -

Modern, energy efficient 5- room (4 bedroom) plus two hobby rooms in the basement, sunny duplex house, with terraces and fenced yard. This house is equipped with a fitted kitchen, two baths and two parking spots.

Location: Wiesbaden-Auringen, quiet residential neighborhood, pets, and kids friendly. Surrounded by fields, trails. You will find all what you need, bakeries, grocery store, view restaurants, doctors, bank, hairdresser, boutique etc. in town. The Edeka store is in walking distance. Approx. 16 min to Clay, 22 min to Amelia Earhart Building and 20 min. by car to Wiesbaden downtown.

- Rental price: €2890 plus utilities
- Size: living area 141 sqm (1518 sqft) + hobby / guest / storage area 30 sqm (323 sqft)
- Plot size: approx. 300 sqm (3229 sqft)
- Living / dining room: 1
- Fitted kitchen with appliances: stove, oven, hood, microwave, side-by side fridge and freezer, dishwasher
- Bedrooms: 4
- Bathrooms: 2,5 (1x shower/1x shower and tub)
- Basement: 2 hobby rooms plus utility room
- Floor: high quality tiles (with floor heating)
- Appliance: lights fixtures, el. shutters, mirrors in the bathrooms
- Pet's allowance: yes (fenced yard)
- Heating: floor heating / efficient el. air heat pump
- Parking spaces: 2 (in front of the house)
- deposit: 2 cold rents
- American housing contract accepted

Energy performance certificate class A 31.8 kWh/(m²*a) will be provided during the viewing.

To be registered by tenant via UTAP office: electricity (also for heating)

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

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Other rental listings:

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

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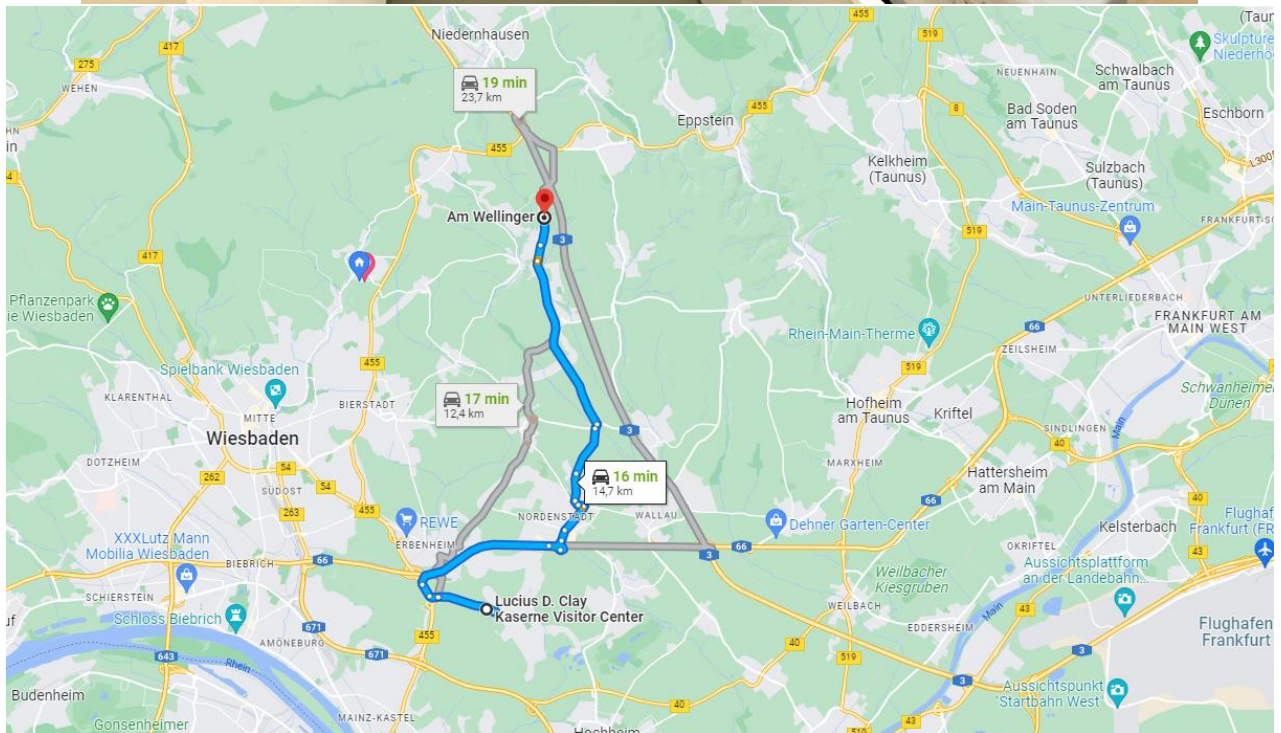
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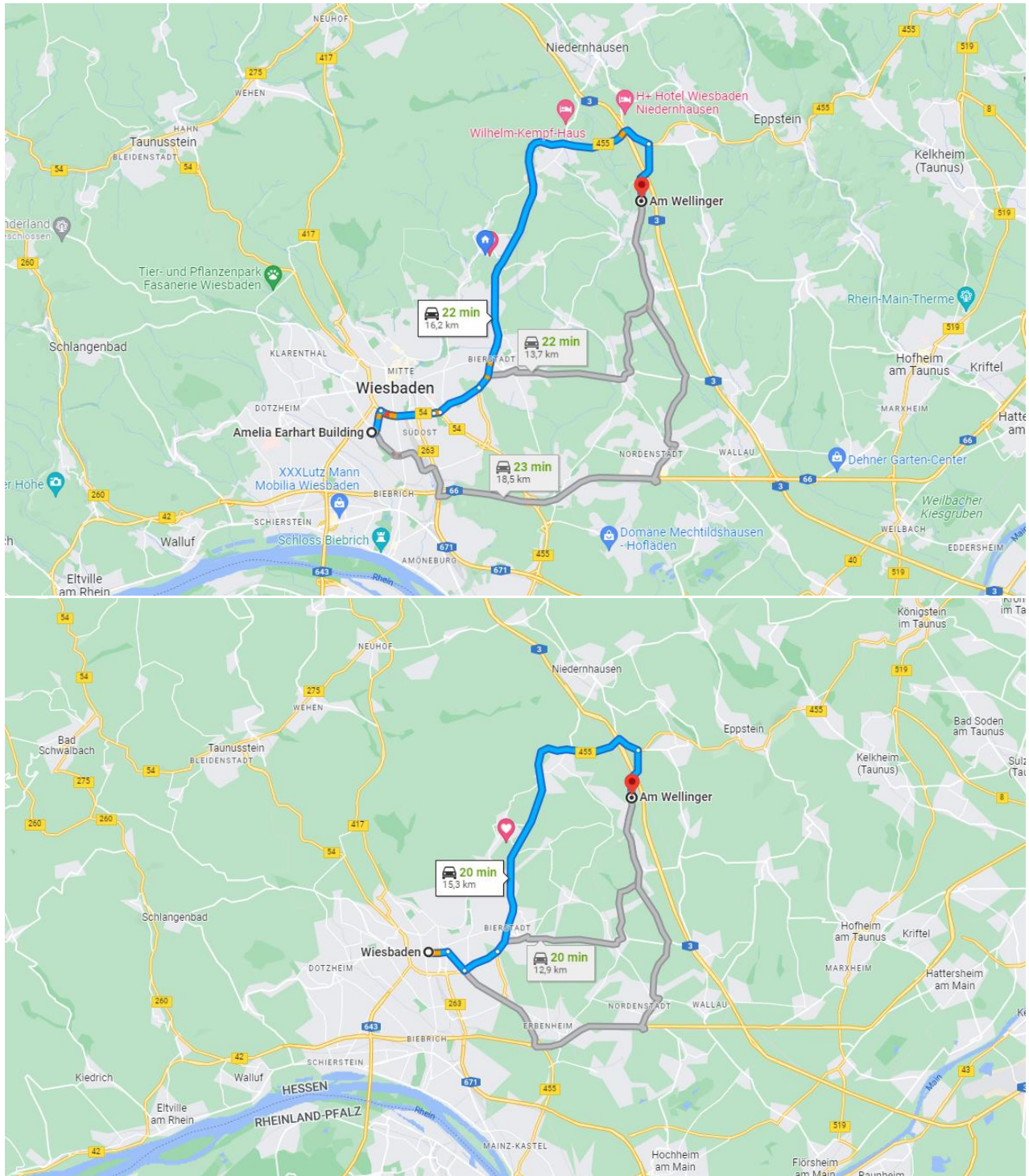
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