

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. The duplex will be freshly painted, thoroughly cleaned, and the carpet will be replaced with brand-new vinyl flooring.

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. 134 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, vinyl floor & 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

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Other rental listings:

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

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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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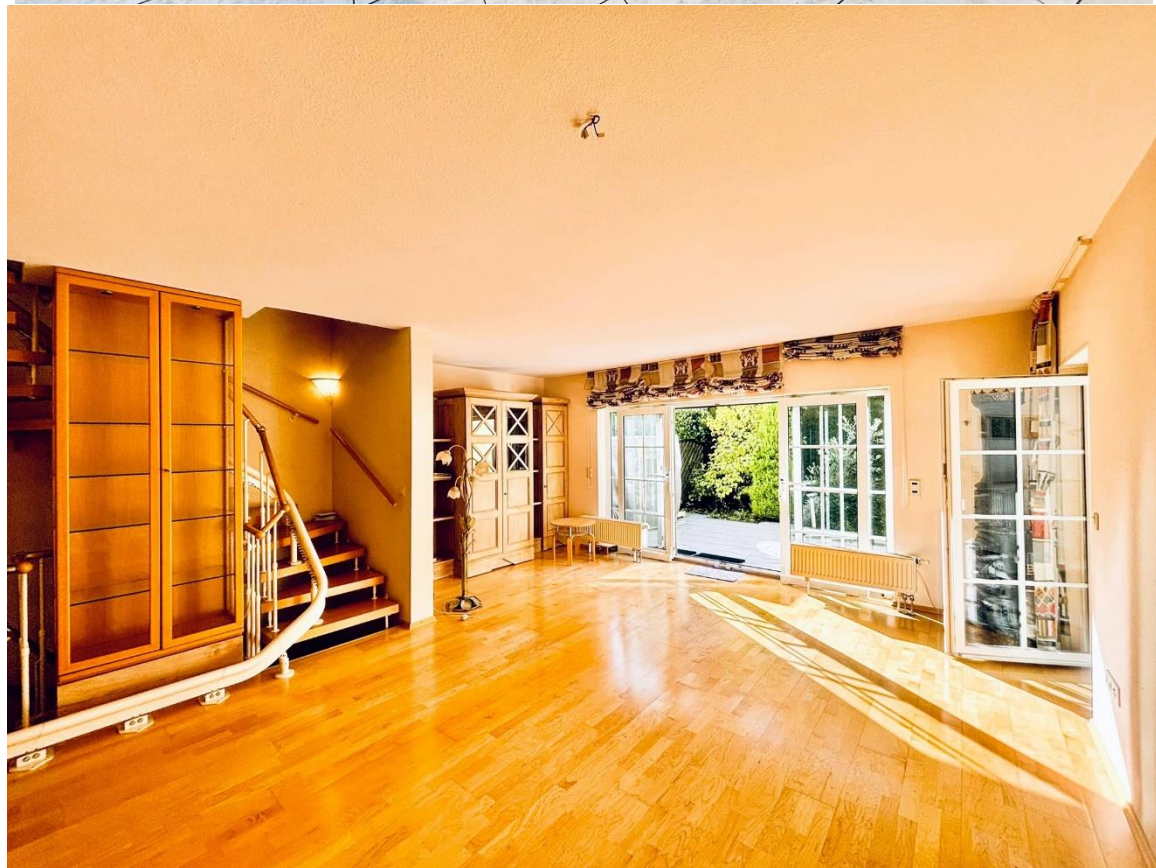
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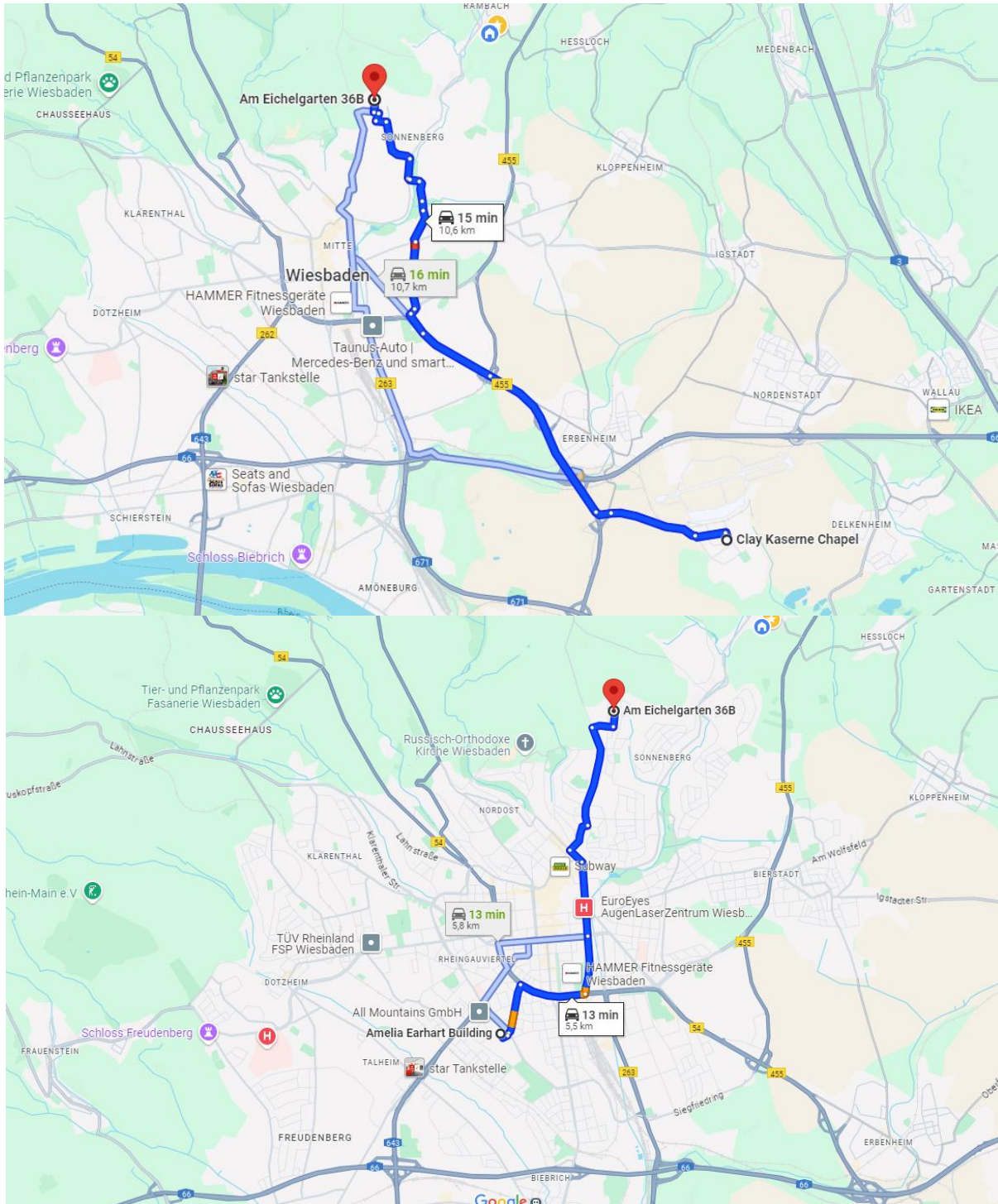
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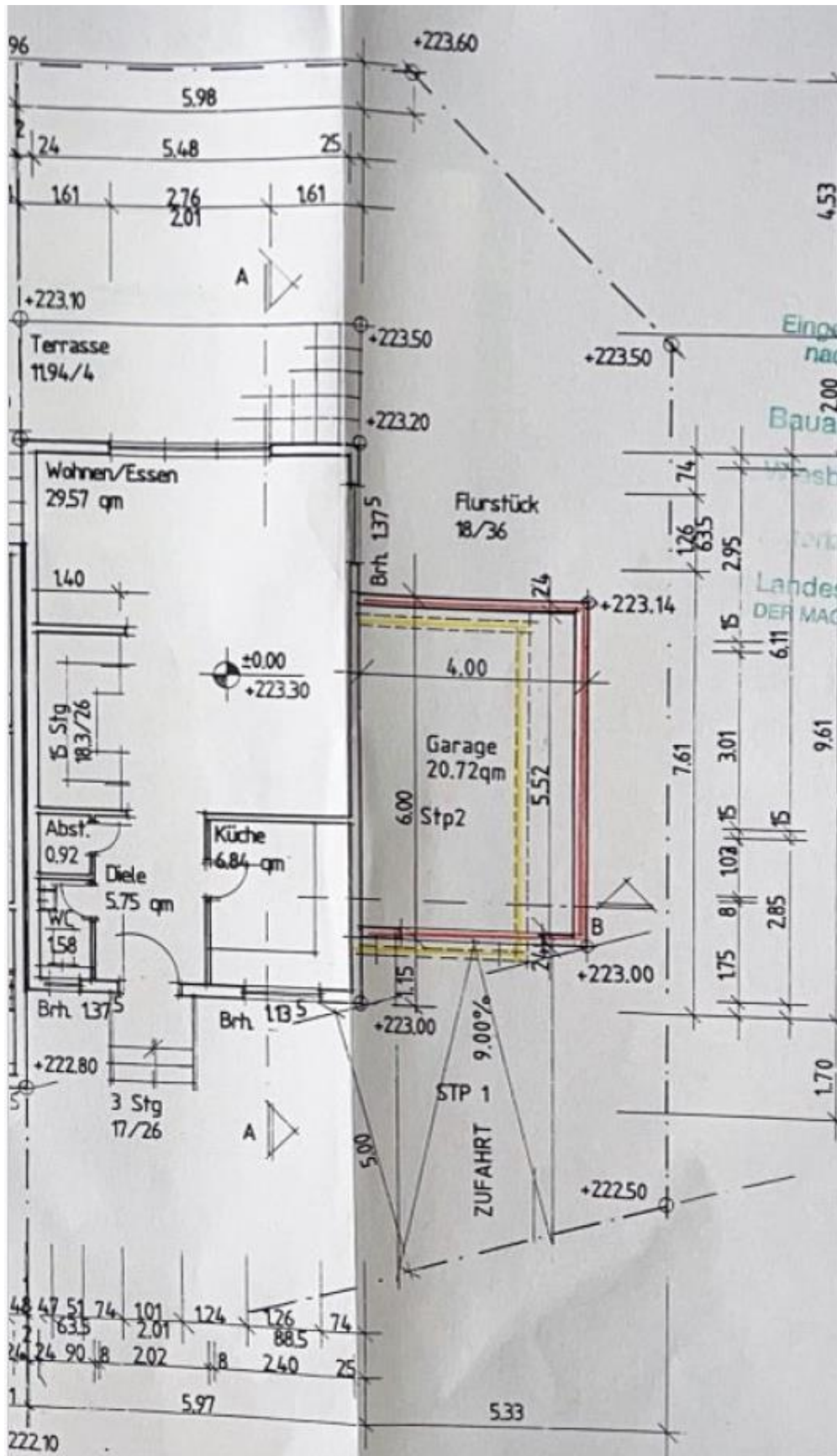
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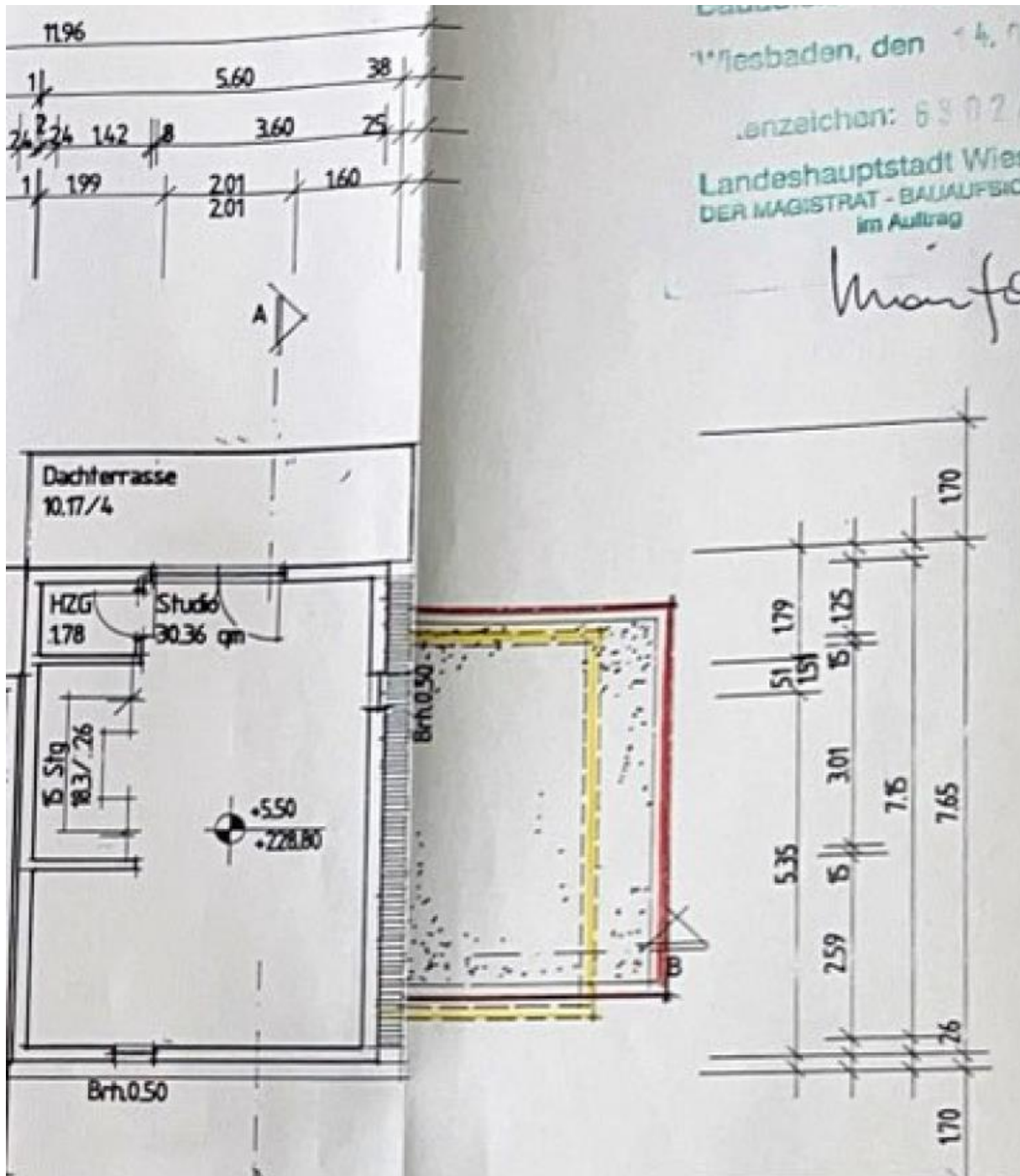
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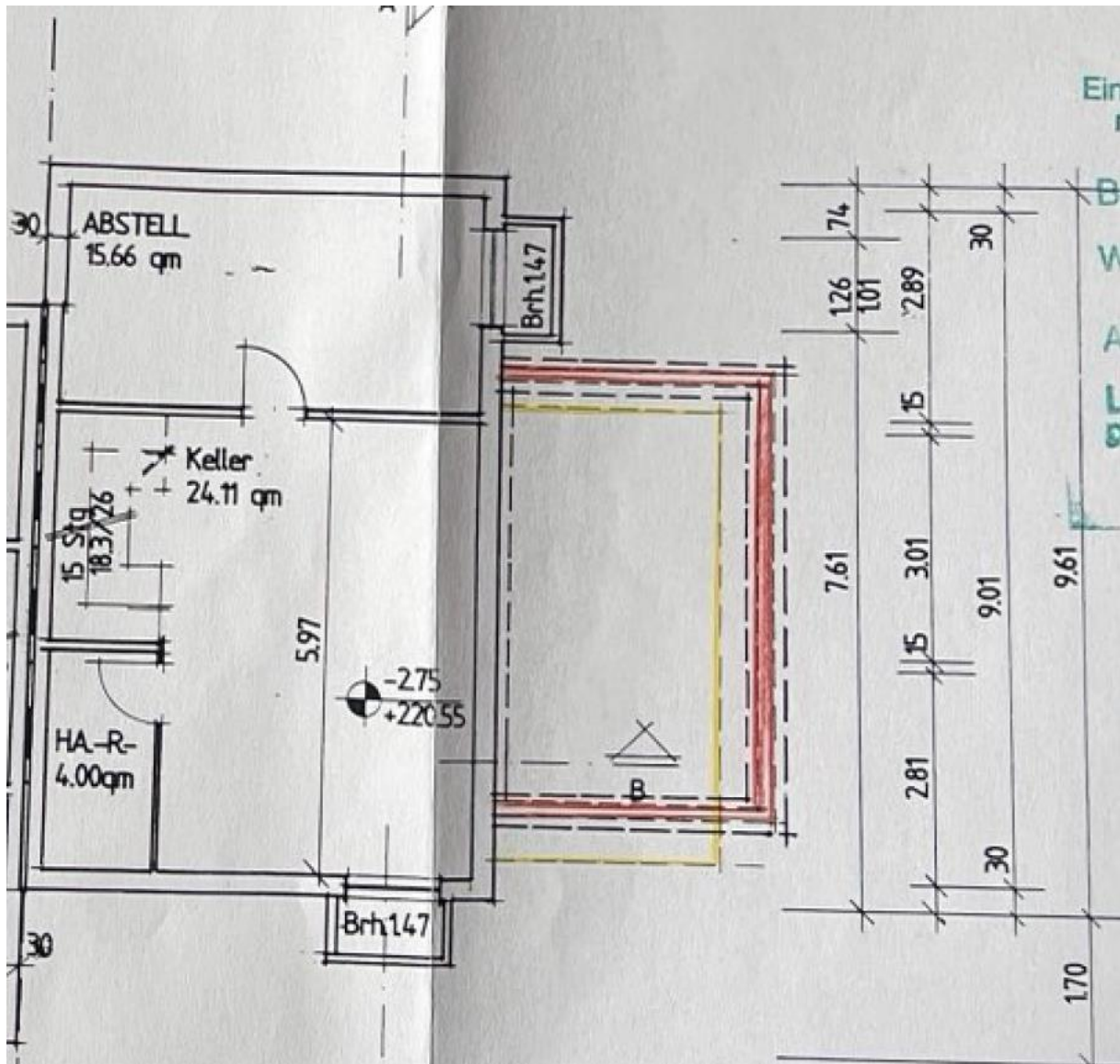
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