

**4br duplex townhouse, 2x parking, fitted kitchen, terrace, yard - 10min to Clay Wiesbaden-Nordenstadt**

- available 1<sup>st</sup> of July 2024 –

Spacious 5- room (4 bedroom) plus pantry, sunny townhouse, terrace and small yard. This house is equipped with a fitted kitchen, 1.5 baths and two underground parking spots.

Location: Wiesbaden-Nordenstadt, Rotkehlchenweg 155, is a new residential neighborhood, pets and kids friendly. Surrounded by fields, trails. You will find all what you need, bakeries, kindergarten, elementary school, several grocery stores e.g. Globus, view restaurants, doctors, bank, hairdresser, boutique, gas station etc. in town. Approx. 10 min to Clay, 12 min to Mainz Kastel and 13 min to Amelia Earhart Building.

- Rental price: €2900 plus utilities
- Size: 138 sqm (1485 sqft)
- Plot size: approx. 190 sqm (2045 sqft)
- Living / dining room: 1
- Fitted kitchen with appliances: stove, oven, hood, fridge and freezer, dishwasher
- Bedrooms: 4
- Bathrooms: 1,5 (1x shower)
- Basement: no, but there are two small storage rooms plus laundry and utility room
- Floor: high quality parquet and tiles
- Appliance: el. shutters, mirrors and cabinets in the bathrooms, lights fixtures installed in all room, garden shed – optional closets
- Pet's allowance: negotiable
- Heating: floor heating / efficient el. air heat pump
- Terrace / balcony: 2
- Parking spaces: 2 (underground parking)
- Deposit: 2 cold rents
- American housing contract accepted

Energy performance certificate A+ 29 kWh/(m<sup>2</sup>\*a).  
Electricity to be registered by tenant via 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

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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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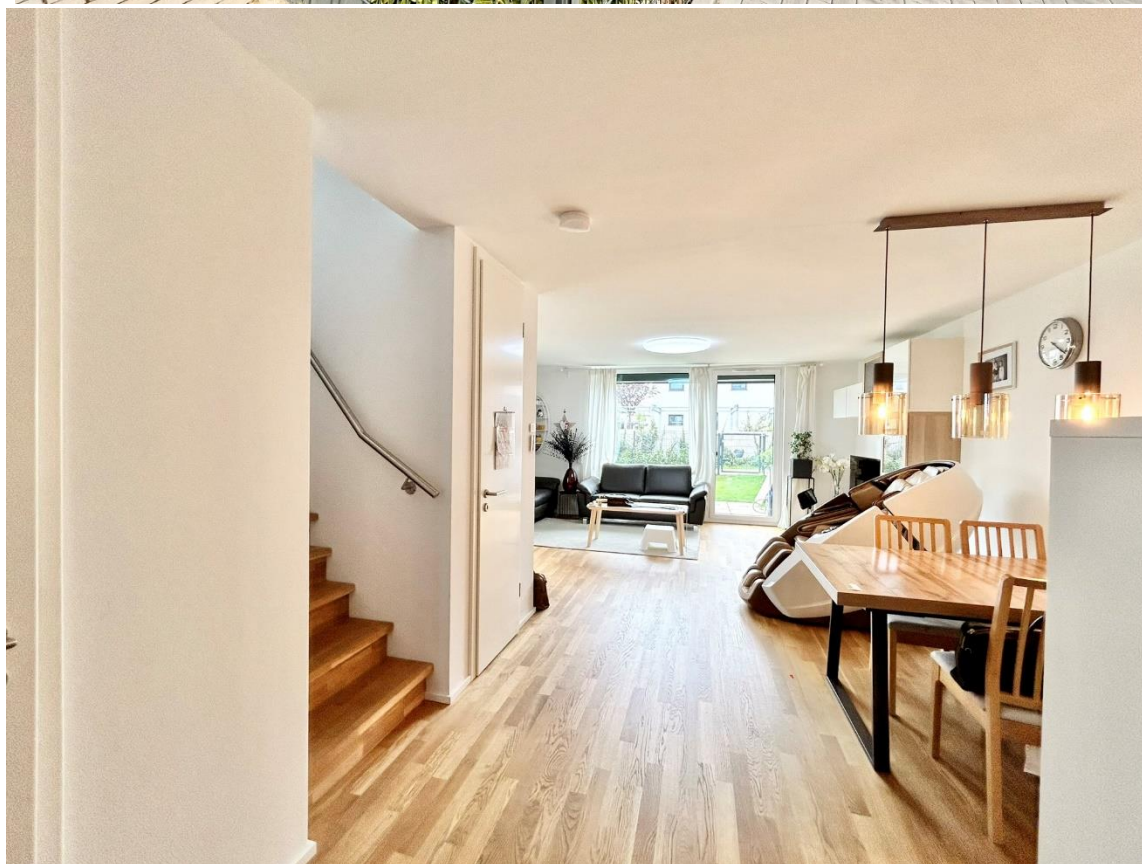
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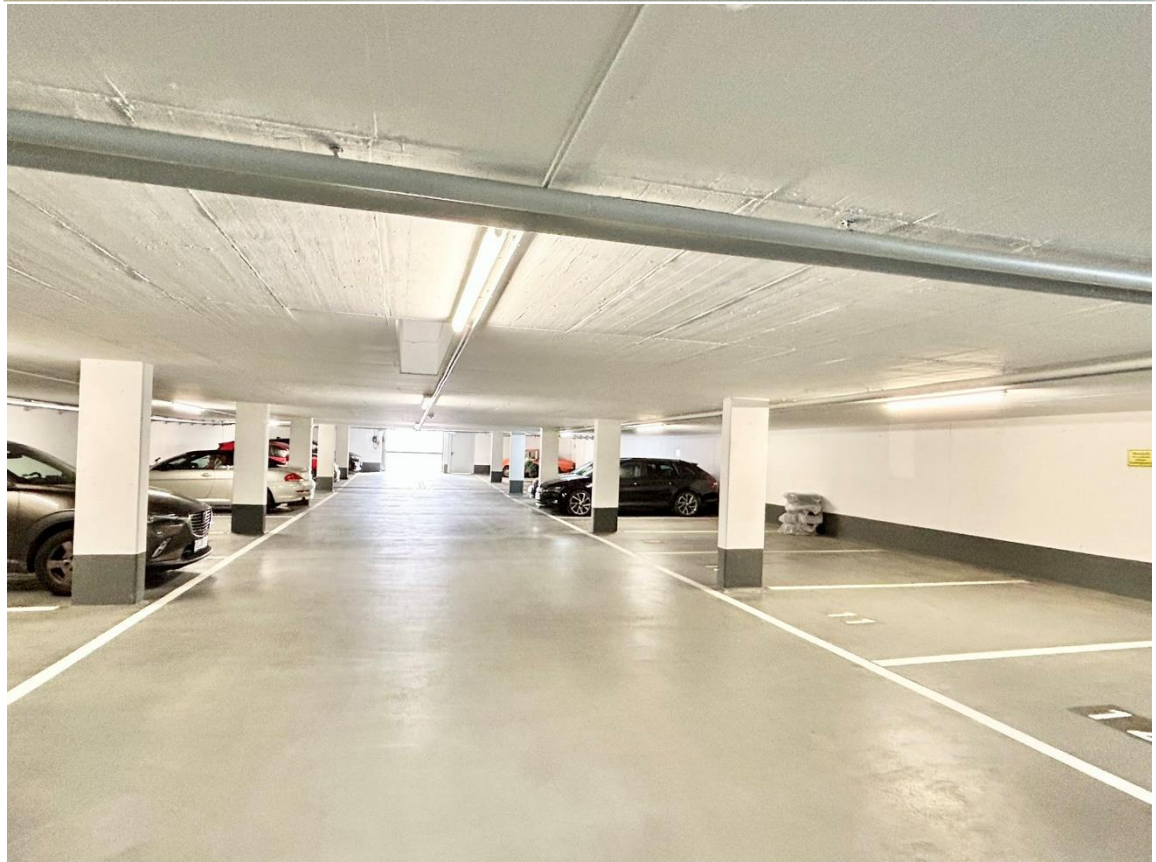
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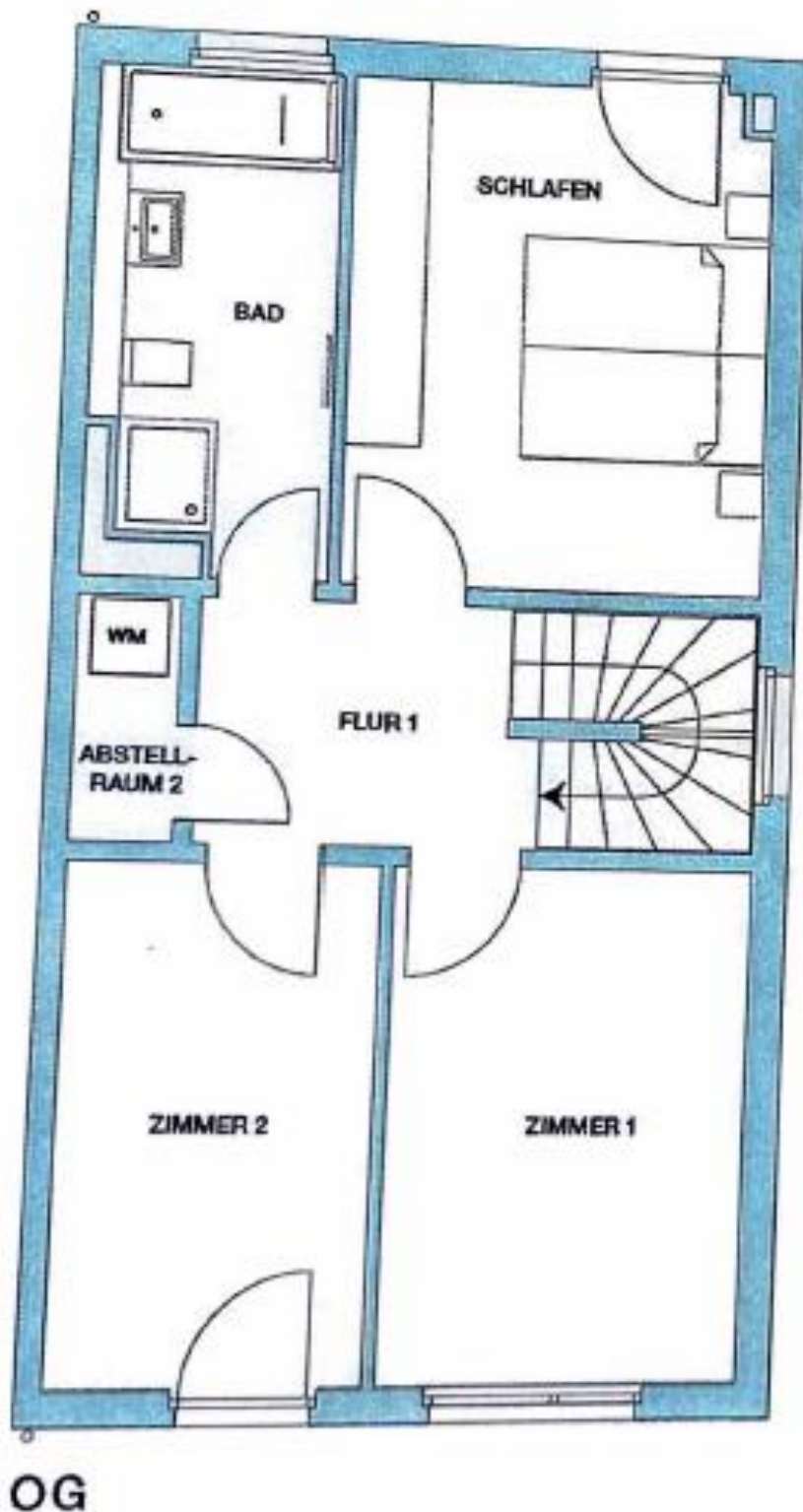
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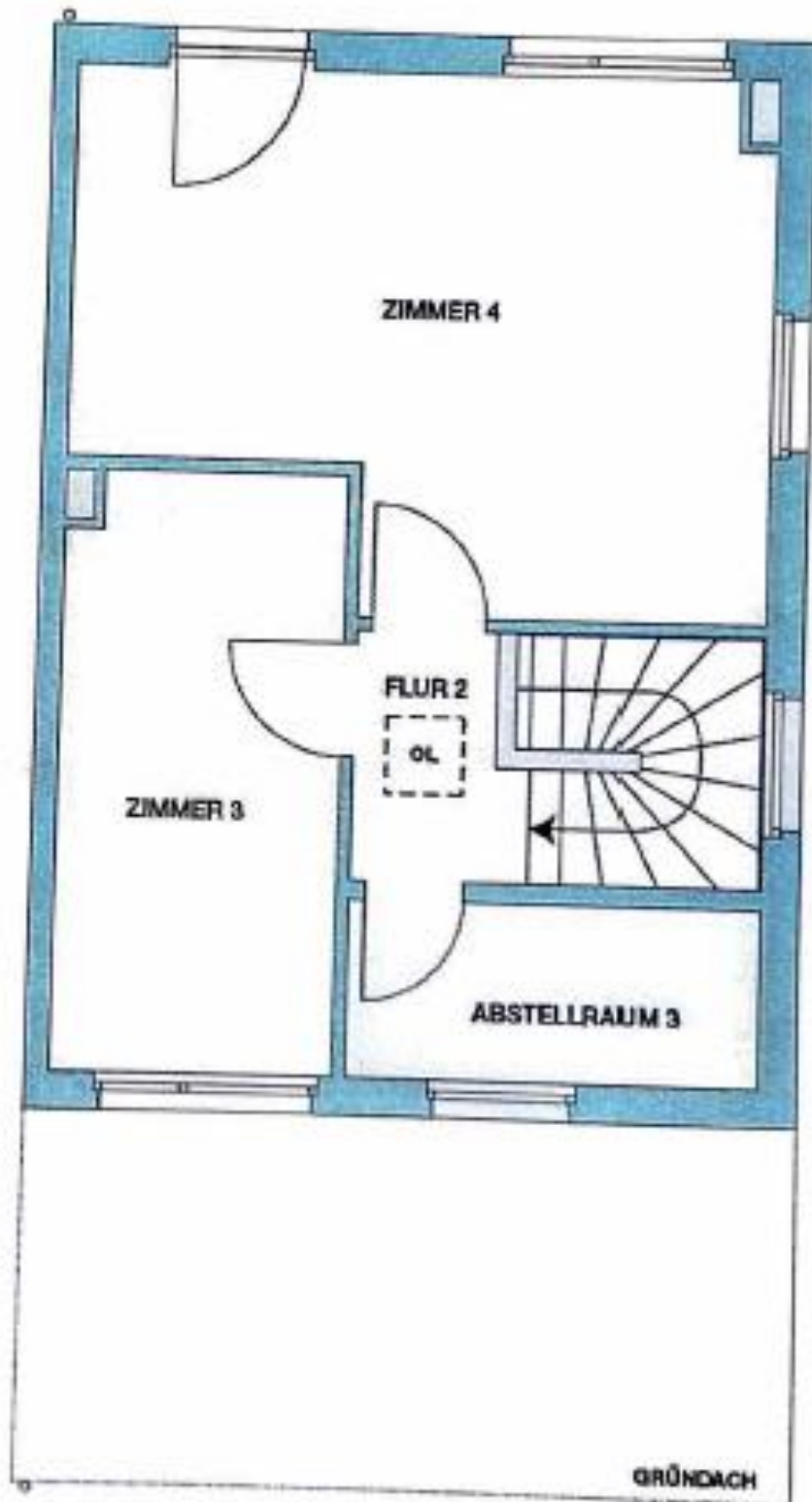
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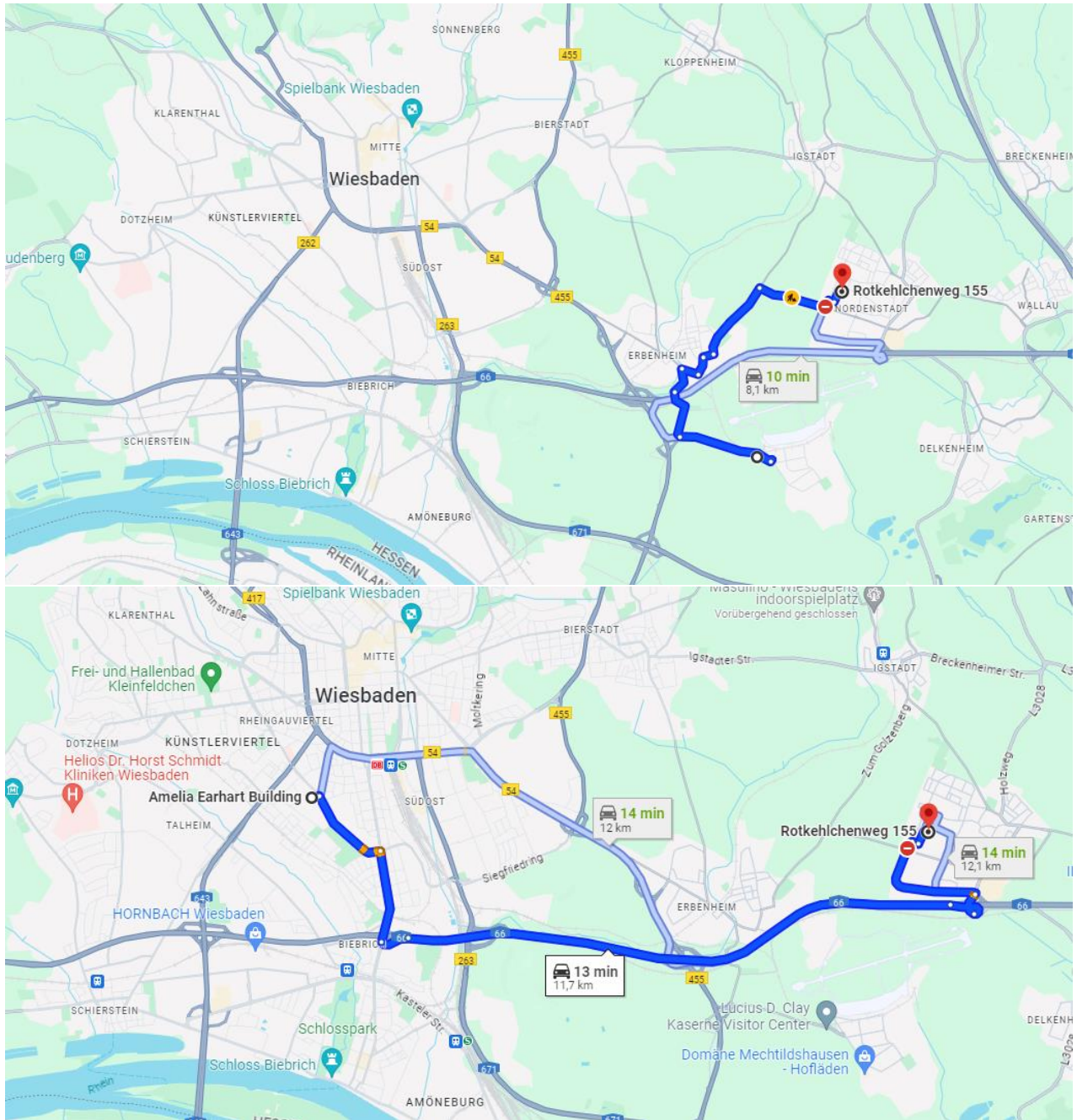
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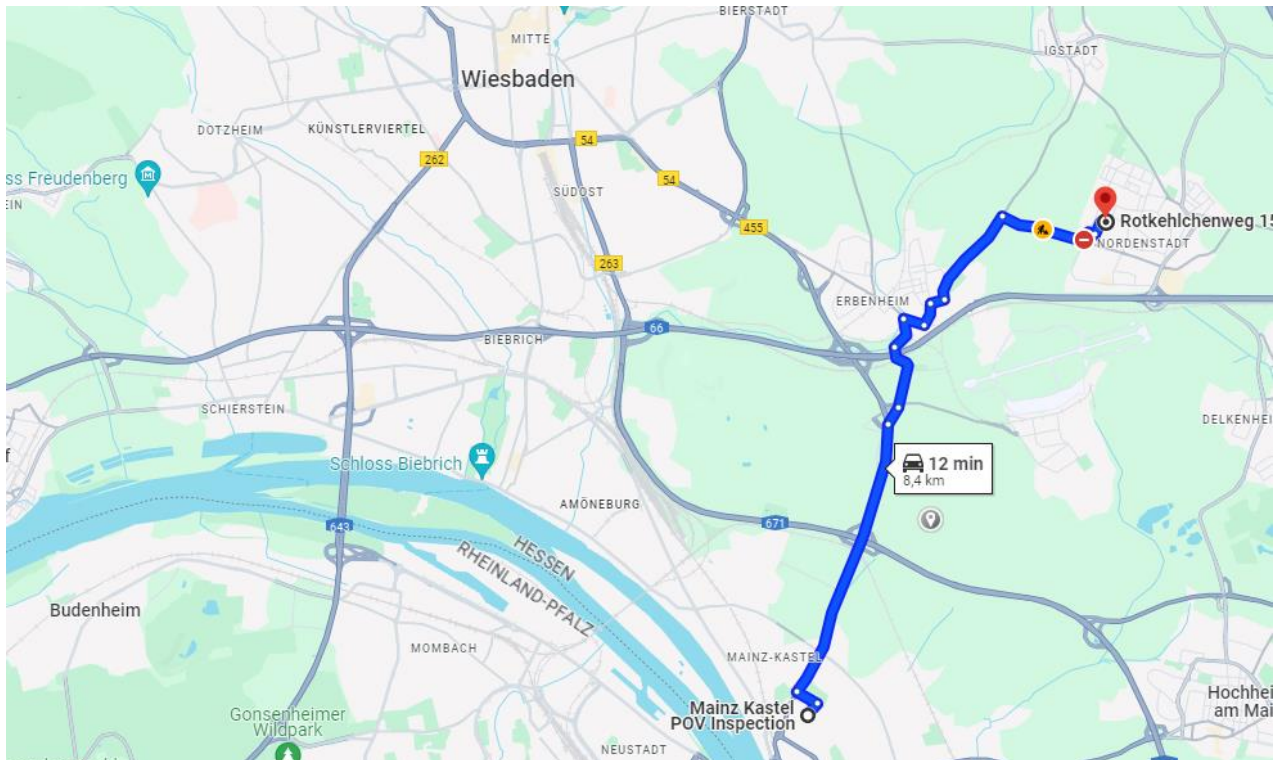
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