

**Wiesbaden-Frauenstein: 2153 sqft 4br 3 bath condo fitted kitchen, garage, fireplace, small yard - only 12 min to Clay**

Spacious condo with 6 rooms (4 bedrooms), 3.5 bathrooms, fitted kitchen, terrace, balcony, garage on American 2nd & 3rd floor (German 1st & 2nd floor) located in Wiesbaden-Frauenstein.

Location: Wiesbaden-Frauenstein, is located only 10 min drive from Wiesbaden downtown, surrounded by forest and vineyards with good connection, approx. 12 min from Clay, 14 min to Mainz-Kastel and 9 min to Amelia. You will find all that you need close by.

- Rental price: €2300 plus utilities
- Size: approx. 200 sqm (2153 sqft) + usable area of about 213 m<sup>2</sup> (2293 sqft)
- Living / dining room: 1
- Kitchen with appliances: stove, oven, hood, dishwasher
- Bedrooms: 4
- Bathrooms: 3.5 (1x tub / 1x shower)
- Balcony: 1
- Yard: small
- Floor: parquet and ceramic tiles
- Storage: 1
- Appliance: lights fixtures, shutters, mirrors in the bathrooms, fireplace, build-in closets in the master bedroom
- Pet's allowance: negotiable
- Heating: gas central heating
- Parking: garage + parking spot
- deposit: 2x basic rent
- American housing contract welcome

Energy performance certificate will be provided during the viewing.  
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 or email

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Other rental listings:

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
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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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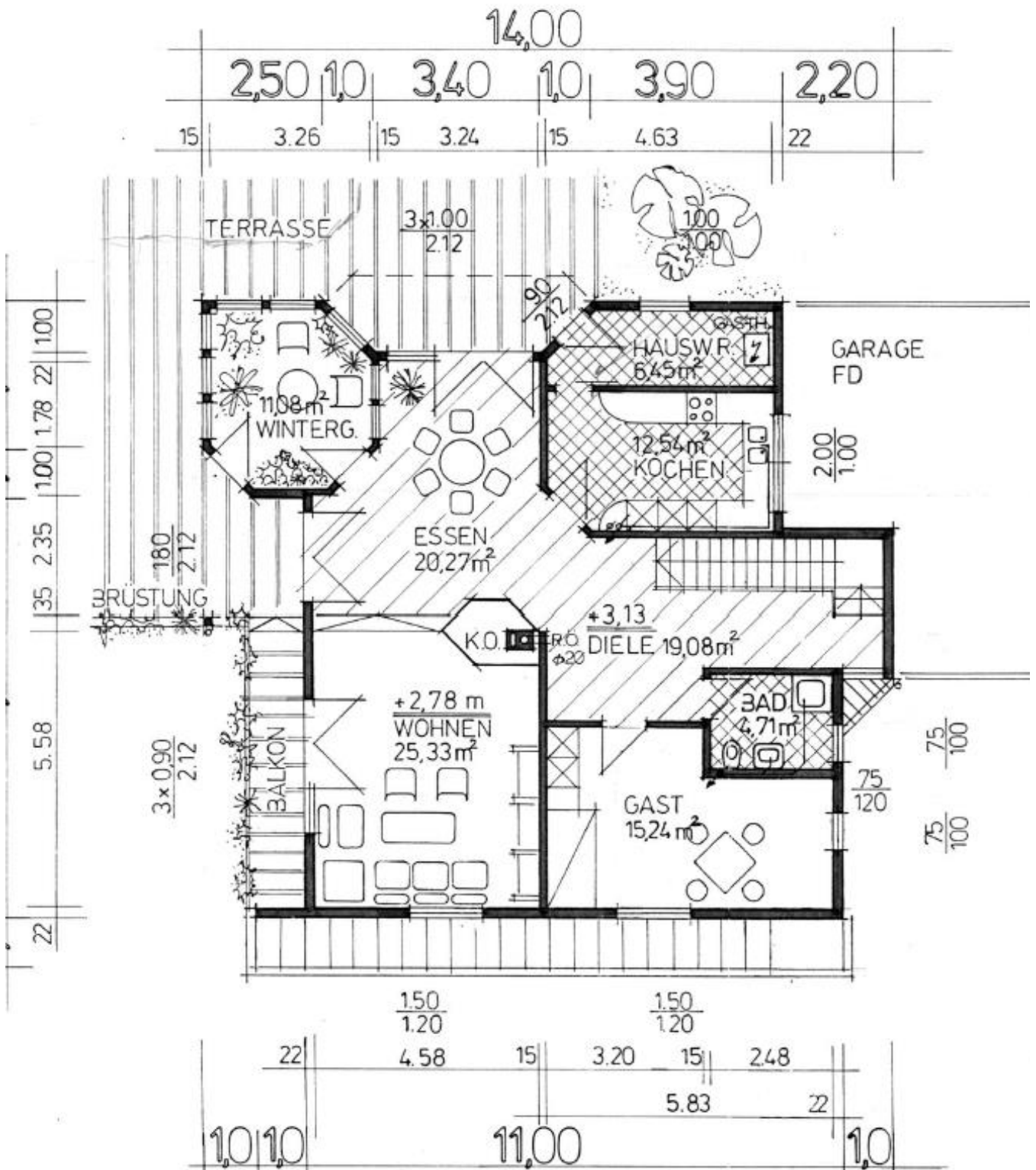


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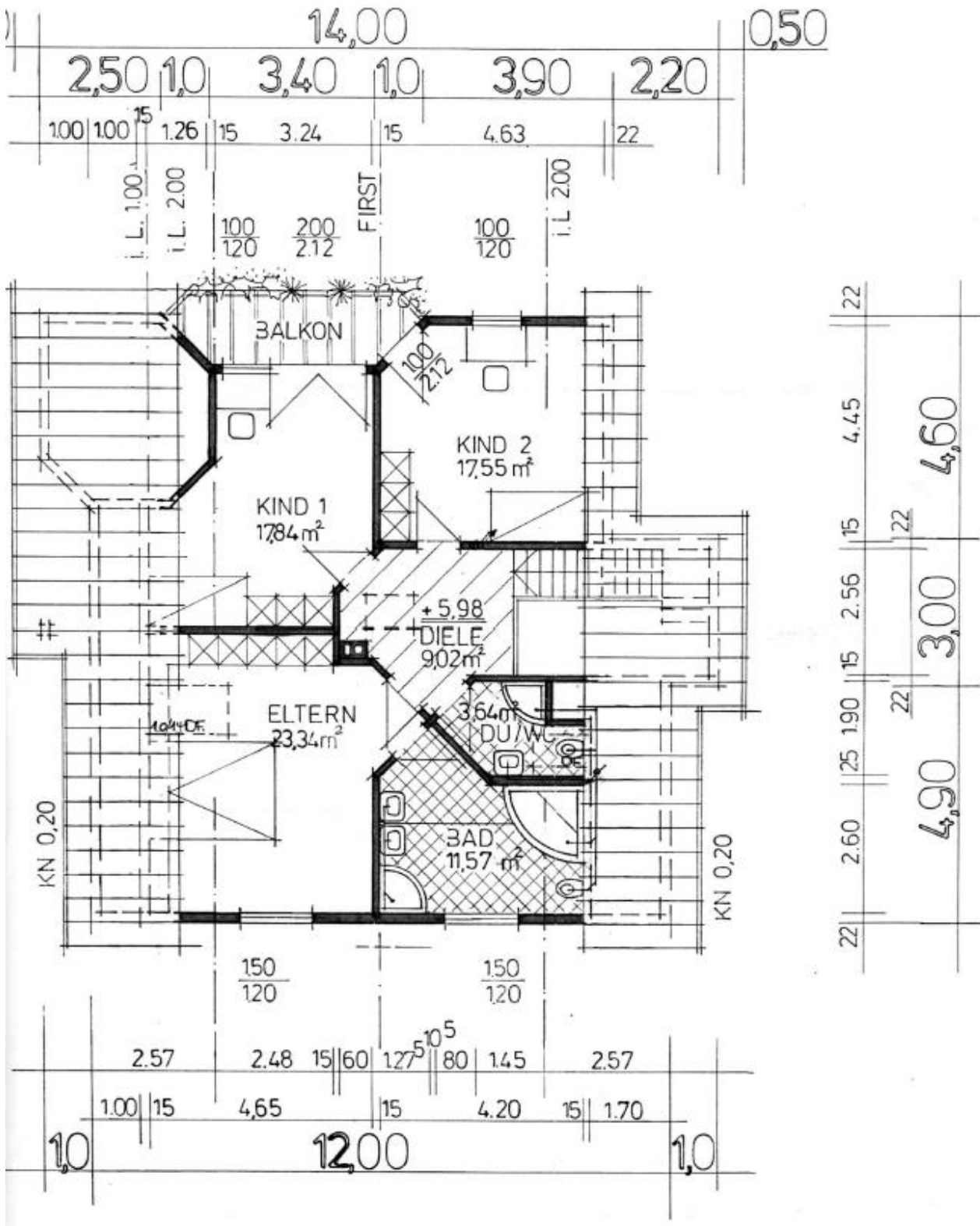
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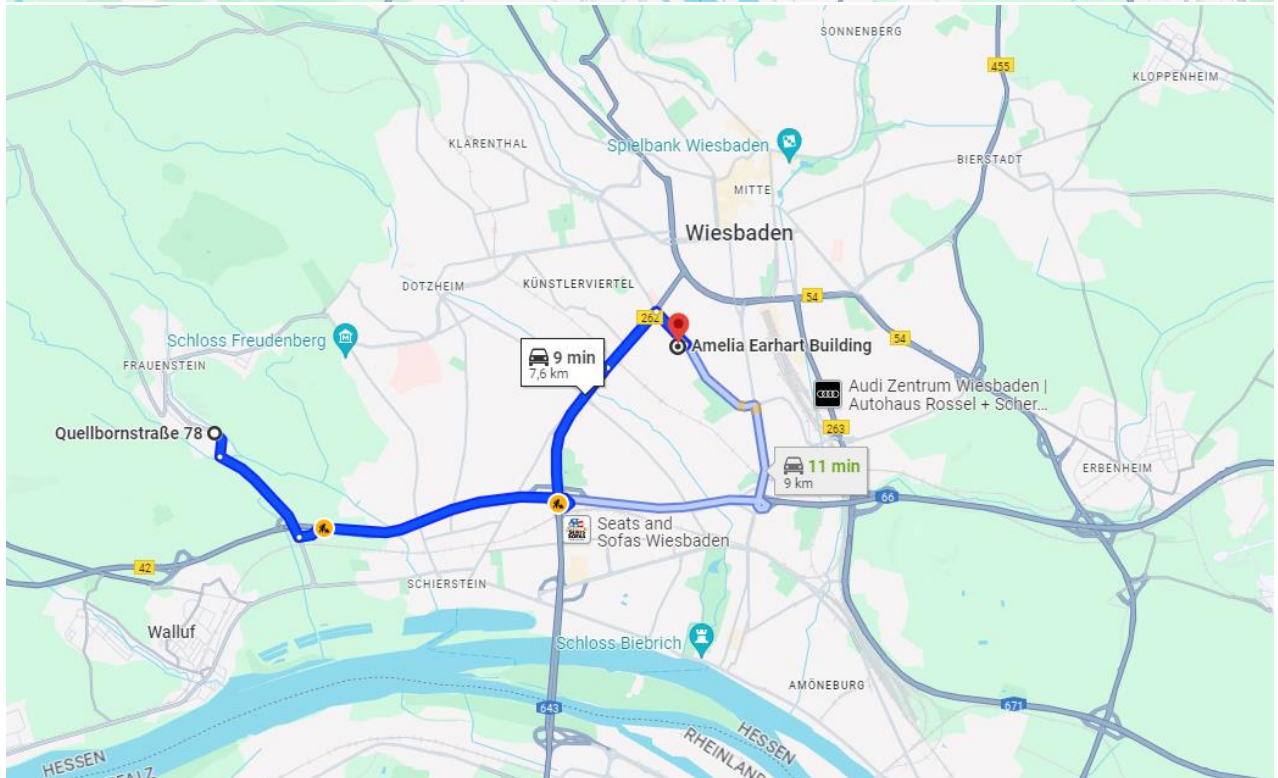
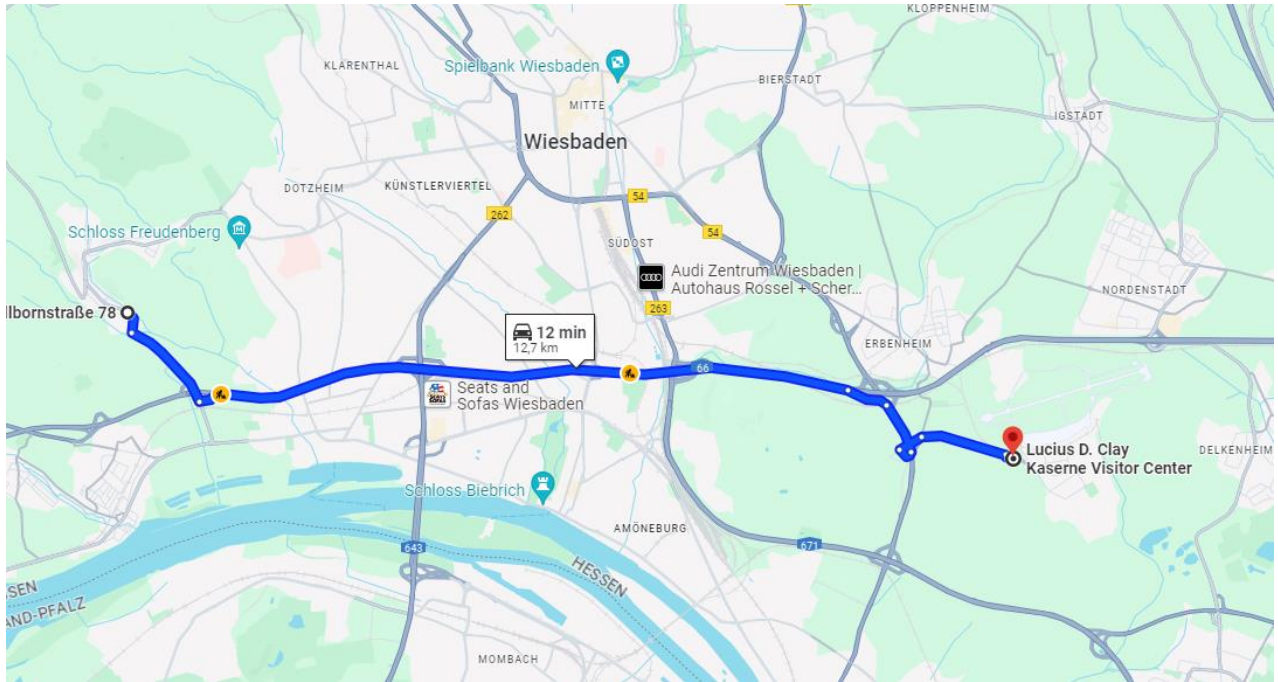
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