

**Wiesbaden Breckenheim 14 min to Clay - house with character - 3br, fitted kitchen, parking**

- Immediately available – Video on request -

House with character in 2<sup>nd</sup> row with 5 rooms (3 bedrooms), 1,5 baths, fitted kitchen, plus storage, sunny roof top terrace and + two parking spots in quiet neighborhood.

Location: Wiesbaden-Breckenheim is a quiet residential neighborhood on countryside approx. 6 miles from Wiesbaden downtown, pets and kids friendly. Surrounded by fields, trails. You will find all what you need, bakery, grocery store, view restaurants in town. Approx. 14 min to Clay, 15 min to Mainz Kastel and 16 min to Amelia Earhart Building.

- Rental price: €2000 plus utilities
- Size: approx. 123 sqm (1324sqft)
- Living-, dining-room: 1
- Kitchen: with appliances: stove, oven, hood, fridge, freezer, dishwasher
- Bedrooms: 3 (two of them quite small)
- Bathrooms: 1,5 (shower and tub)
- Laundry room: 1 (shared)
- Basement: storage approx. 13 sqm (140 sqft)
- Yard: no
- Floor: laminate
- Appliance: lights fixtures, el. shutters, mirrors,
- Pet's allowance: yes
- Heating: oil heating
- Parking: 1 + 1 parking spot (incl. in the rent)
- deposit: 2 cold rents
- 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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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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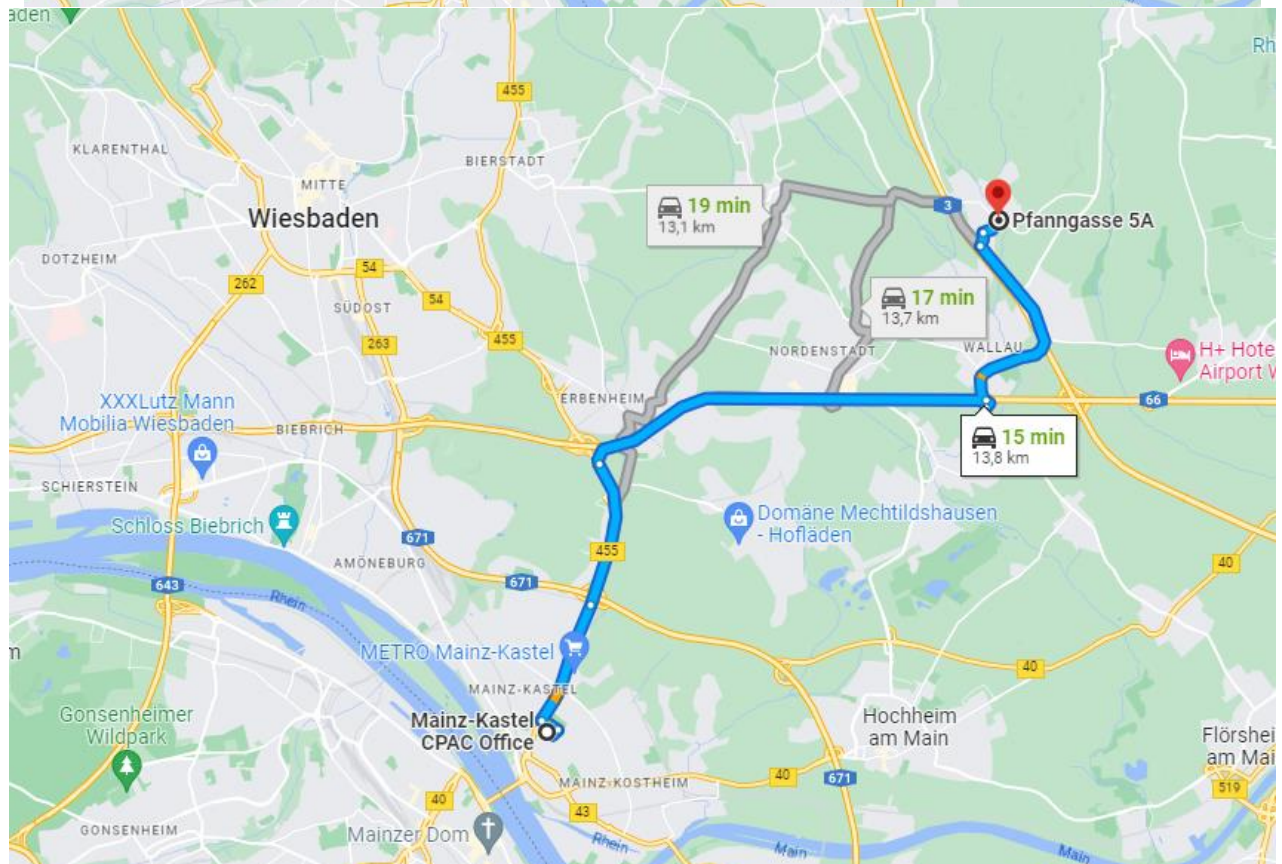
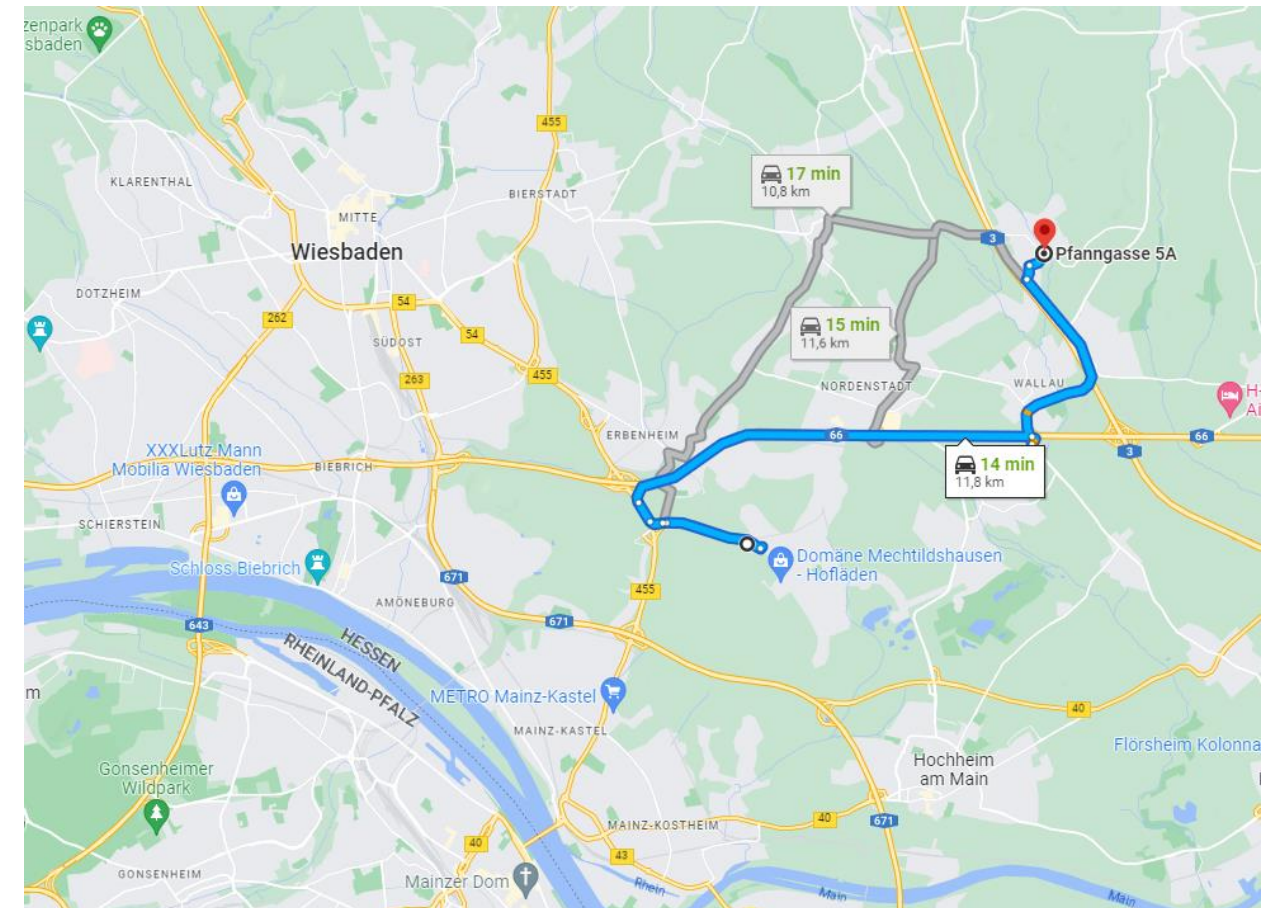
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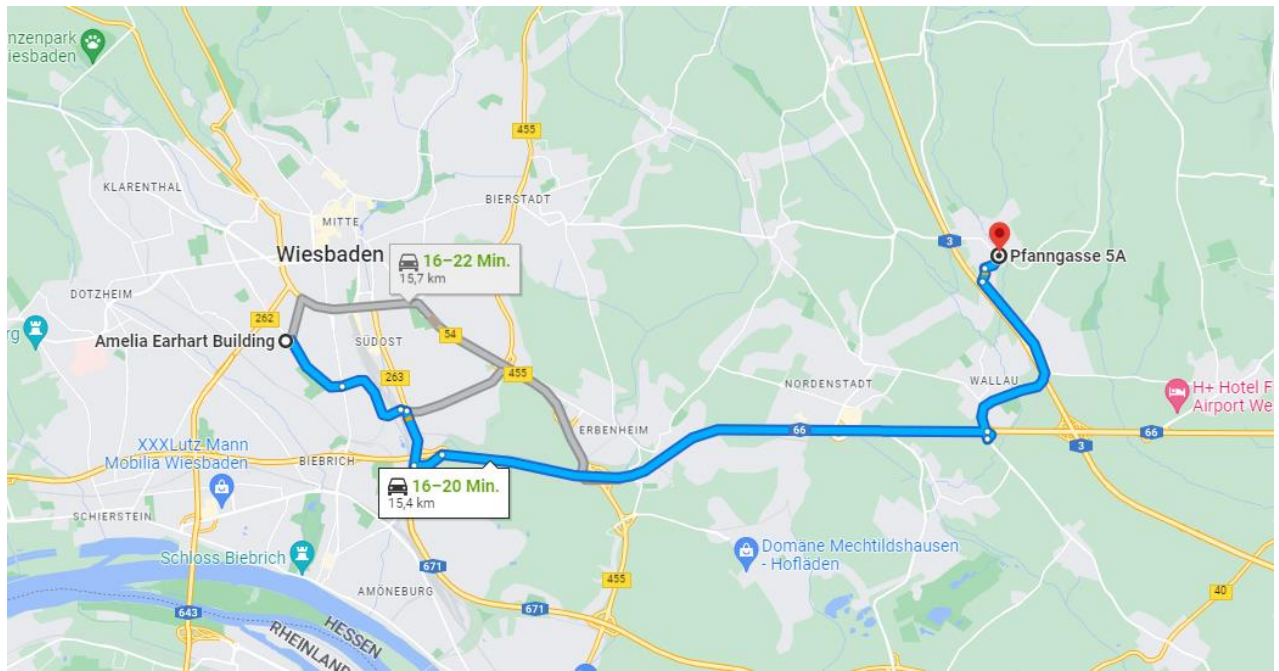
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