

**Modern 4br townhouse fully or partially furnished, AC, IR sauna, fitted kitchen, 2x parking, fenced yard, in Wiesbaden-Auringen - 16 min to Clay**

- Available 1<sup>st</sup> of July -

5-room (4 bedrooms) townhouse, split over three floors plus add. hobby / guest room in the basement, terrace, balcony fenced yard, two parking slots, fitted kitchen and open living-dining room.

Location: Wiesbaden-Auringen, Mühlenblick 19, is a pets and kids' friendly residential neighbourhood surrounded by fields, trails and forest. You find a bakery, grocery store, train and bus station only 3 min walk away. FIS Naurod being only 5 min drive away. 16 min to Clay, 20 min to Amelia Earhart Building and 15 min downtown Wiesbaden.

- Rental price: €2700 (partially furnished) €2900 (fully furnished) plus utilities
- Size: approx. 150 sqm (1615 sqft) + 50 sqm (538 sqft) hobby / storage / laundry room
- Plot size: approx. 181 sqm (1948 sqft)
- Living / dining room: 1
- Bedrooms: 4
- Fitted kitchen with appliances: dishwasher, oven, fridge & freezer, induction stove, hood, microwave, coffee machine etc.
- Bathrooms: 1,5 (with shower and tub) + add. shower in the basement
- Basement: hobby room with ping pong table + laundry + storage + heating room
- Parking: 2 parking slots (not covered)
- Floor: laminate and tiles
- Appliance: can be rented fully or partially furnished, el. shutters, light fixtures, AC, IR sauna, el. awning
- Heating: central district heating
- Outdoor: fenced yard, 2 terraces
- Pet's allowance: negotiable
- Deposit: 2 cold rents
- American housing contract welcome!

Energy performance certificate A 42,9 kWh/(m<sup>2</sup>\*a) in preparation.

Electricity and 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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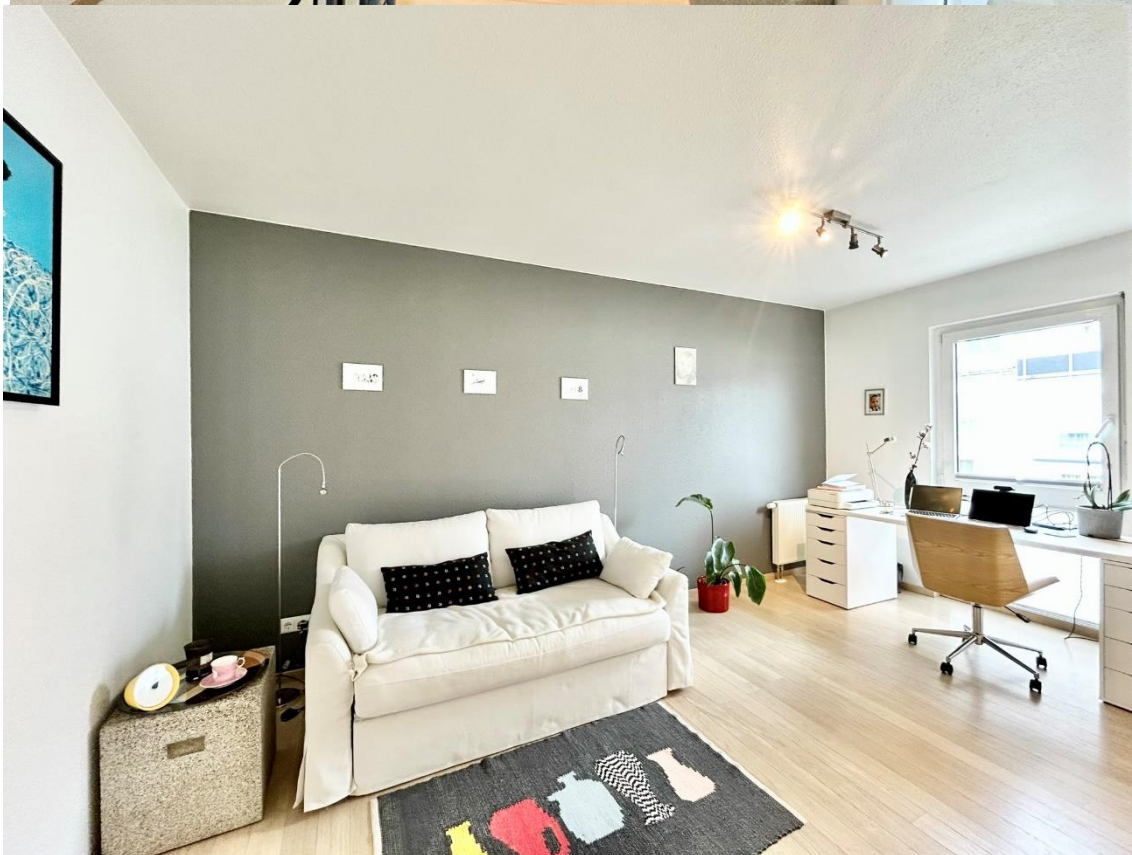
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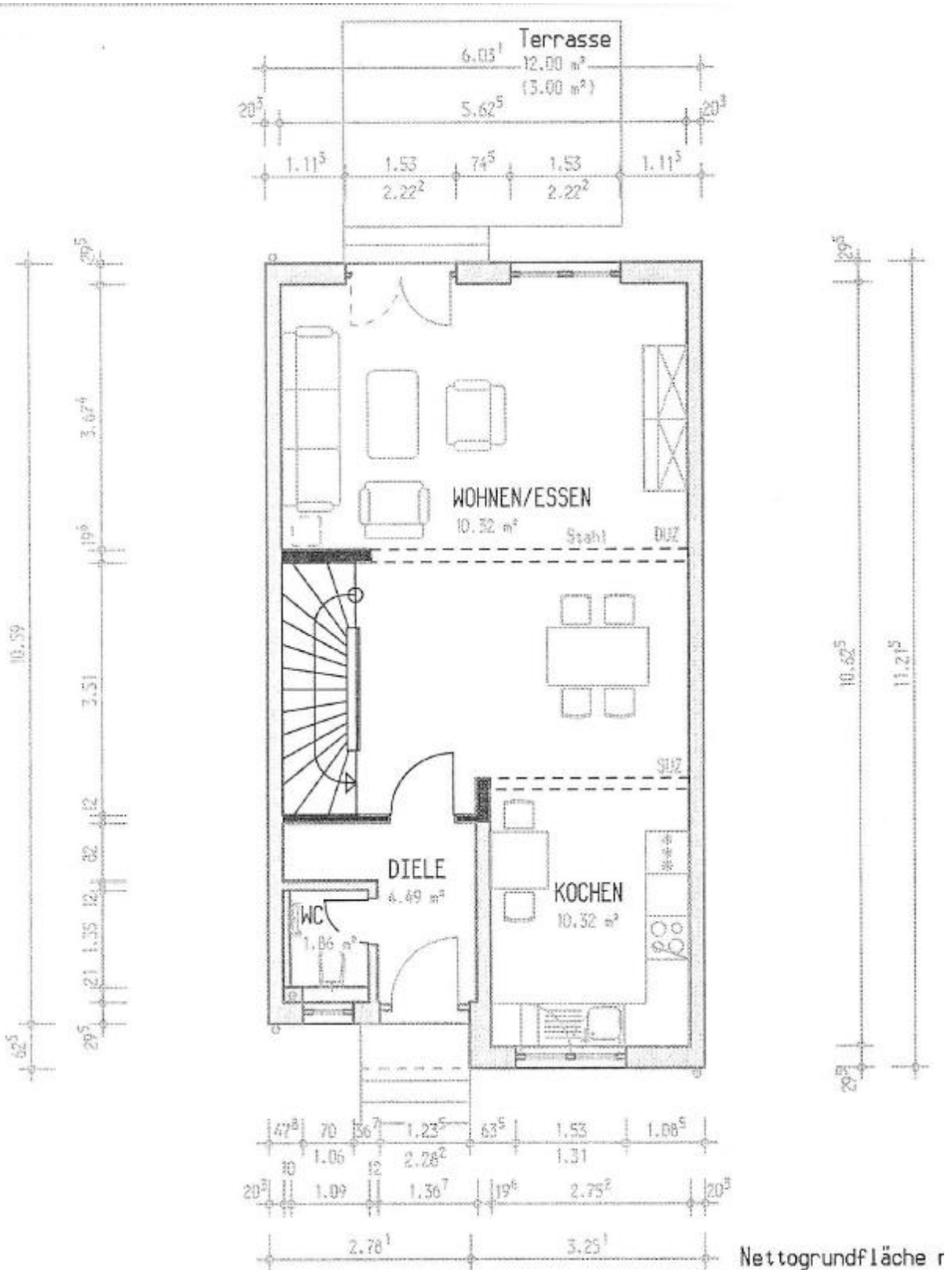
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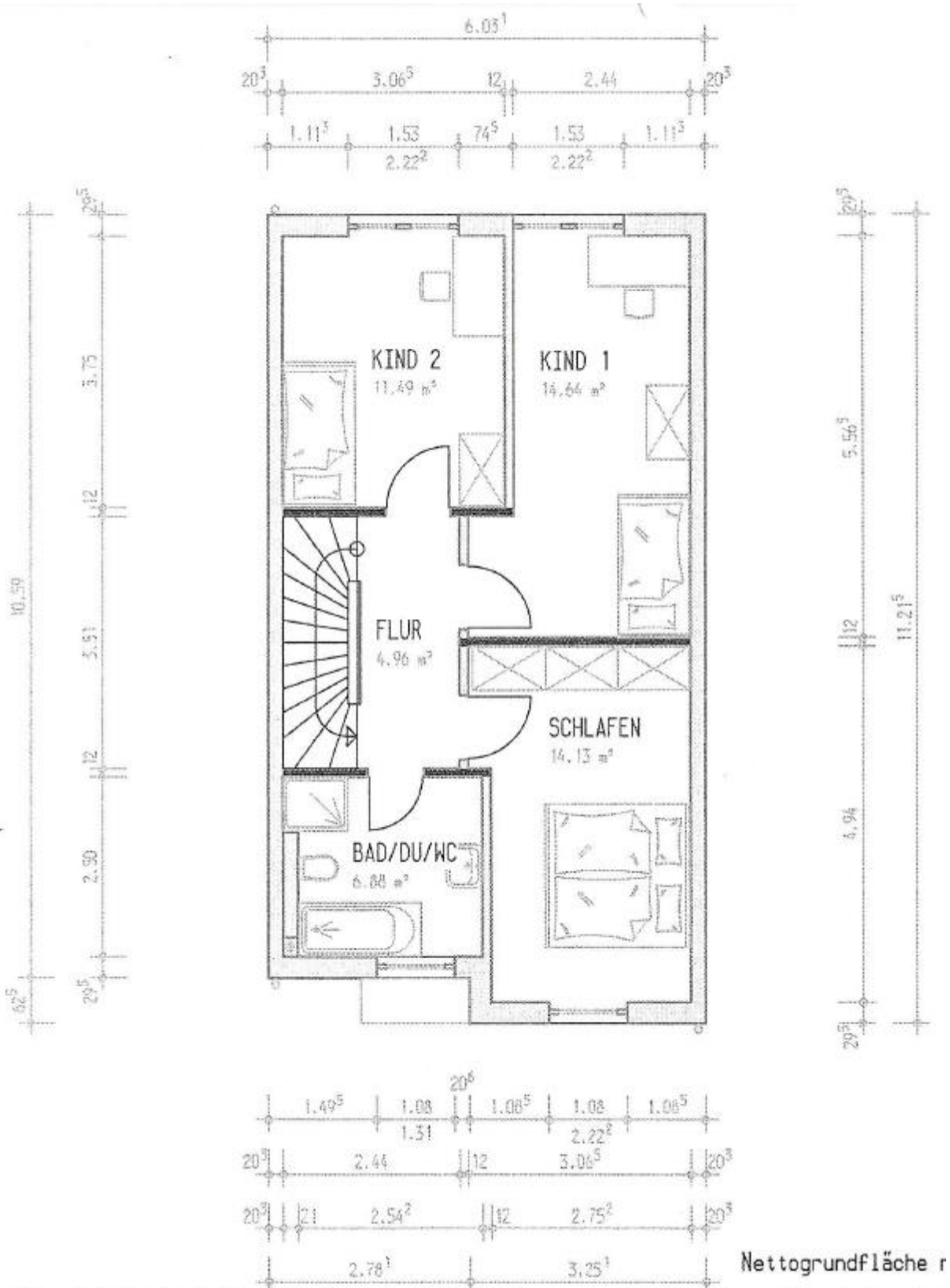
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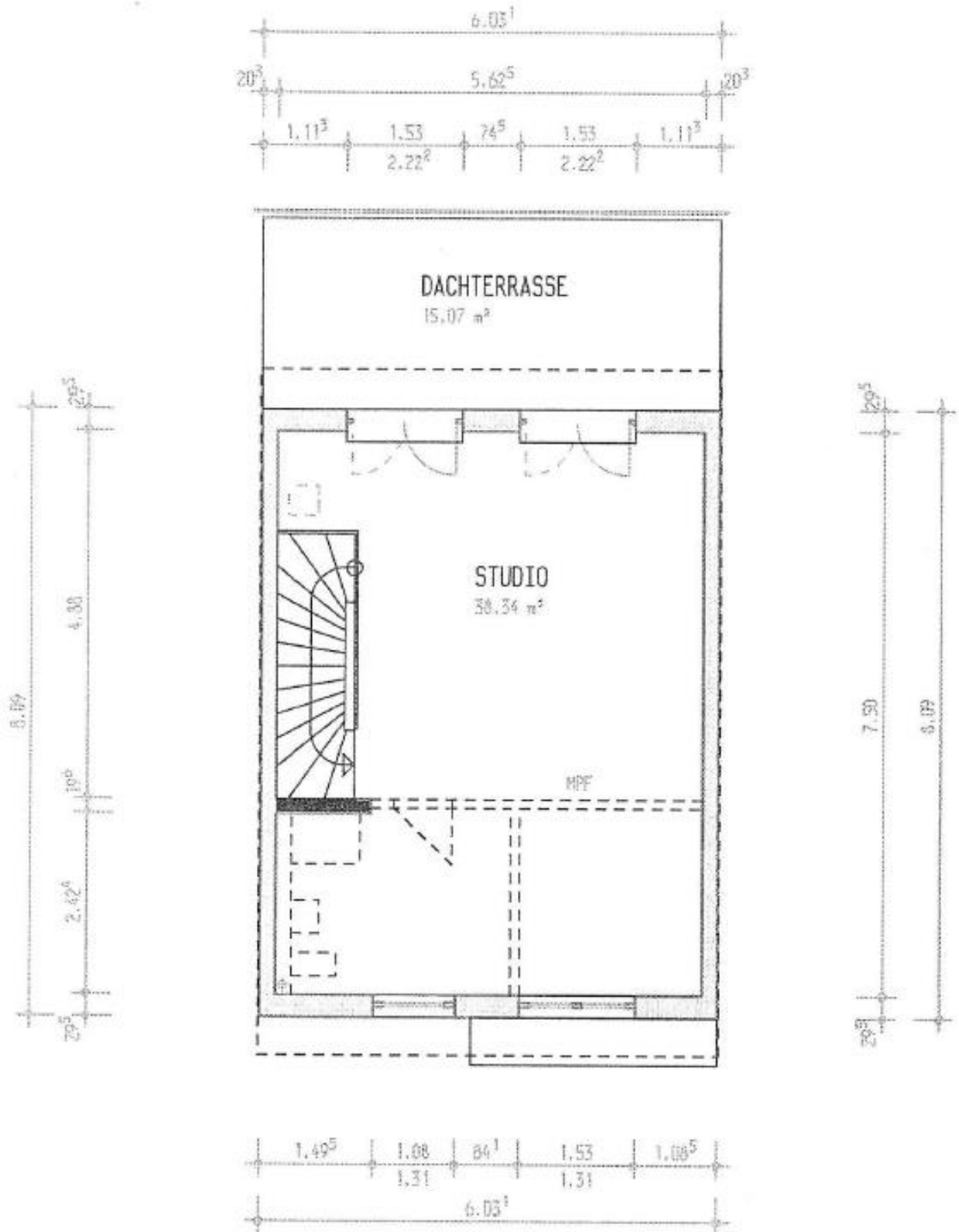
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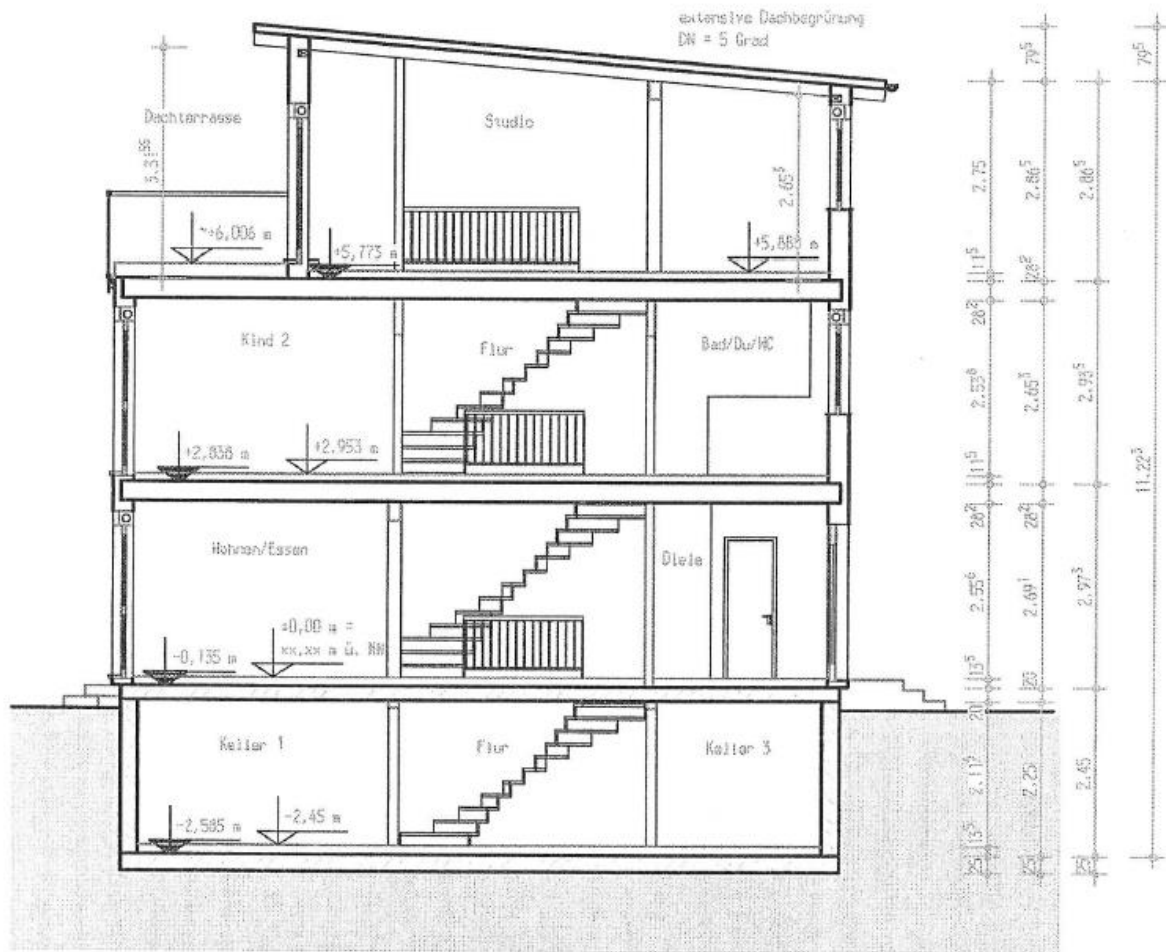
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