

Objekt-Nr. D1260

40489 DÜSSELDORF

Bright three-bedroomed apartment with all mod cons, patio, garden and optional garage in the Wittlaer area of Düsseldorf

WOHNFLÄCHE	ZIMMER	PAUSCHALMIETE
ca. 130 m²	4	3.850 €



Wohnung zur Miete

Eckdaten

Pauschalmiete	**3.850 €**
Kaution	**6.600 €**
Wohnfläche	**ca. 130 m²**
Zimmer	**4**
Verfügbar ab	**01.01.2027**
Nichtraucher	**Ja**
Haustiere erlaubt	**Ja**
Zustand	**Neuwertig**
Schlafzimmer	**3**
Bad mit	**Dusche, Wanne**
Küche	**Offene Küche**
Möbliert	**voll**

Kabel-/Sat-TV	**Nein**
Gartennutzung	**Ja**
WLAN	**Ja**
Waschmaschine	**Ja**
Geschirrspüler	**Ja**
Balkon oder Terrasse	**Ja**
Minimale Mietdauer	**3 Monate**
Maximale Personen	**4**
Außenstellplatz · Anzahl	**1**
Außenstellplatz · Miete pro Einheit	**80 €**
Heizungsart	**Zentralheizung**

HomeCompany Team

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Living room

Objektbeschreibung

The apartment is located in one of the most exclusive and sought-after areas of Düsseldorf. Non-smoking property. Here you can relax in peace and quiet. The location is also ideal for walks, jogging or extended bike tours. The Rhine is only six minutes' walk away. Enjoy the high life in this idyllic and exclusive environment in which every amenity is within easy reach. Nestled on a quiet street, this charming apartment is a peaceful place of retreat and yet only a short walk from Wittlaer's historic centre. Here you will find a supermarket, baker, dispensing chemist, banks, a lively farmers' market and post office/DHL collection point etc. The Franz-Vaahsen-Schule primary school is only five minutes' walk away. There are also several nurseries and kindergartens nearby. Public transport links are outstanding. The bus stop for route 760 is only one minute's walk away, providing a seamless, two-minute link to the U79 underground rail at the Düsseldorf-Wittlaer station. The U79 takes you to the International School in eight minutes and Düsseldorf Messe Ost trade fair centre in twelve minutes. It also takes you to the centres of Düsseldorf and Duisburg in around 20 minutes. Düsseldorf, Duisburg, Krefeld and Essen city centres are all within a 20-minute drive away.

Service charges and the cost of the internet access are already included in the rent. If required, a garage can also be rented for €80 per month. The property owner is responsible for final cleaning at the end of your stay. This will be invoiced according to the work involved, at a rate of €35 per hour.

We have not yet received a copy of the energy certificate from the property owner, but it has been requested.

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Die Karte zeigt den ungefähren Standort der Immobilie. Die vollständige Adresse erhalten Sie bei uns.

Lagebeschreibung

Even before municipal reorganisation in 1975, when the three traditional village communities Angermund, Wittlaer and Kalkum left the previous Amt Angerland municipality and became part of Düsseldorf, they were already popular residential areas for the people of Düsseldorf. Something of their independence remains. The history of the village of Wittlaer, stretched along the banks of the Rhine, goes back to the 12th century. Restaurants characterised by Lower Rhine village charm, some of which have lovely beer gardens offering a view of the Rhine, are popular destinations for an outing.
Excellent transport links are one of its many benefits, with a direct connection to the city's underground network.

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Kitchen



Kitchen

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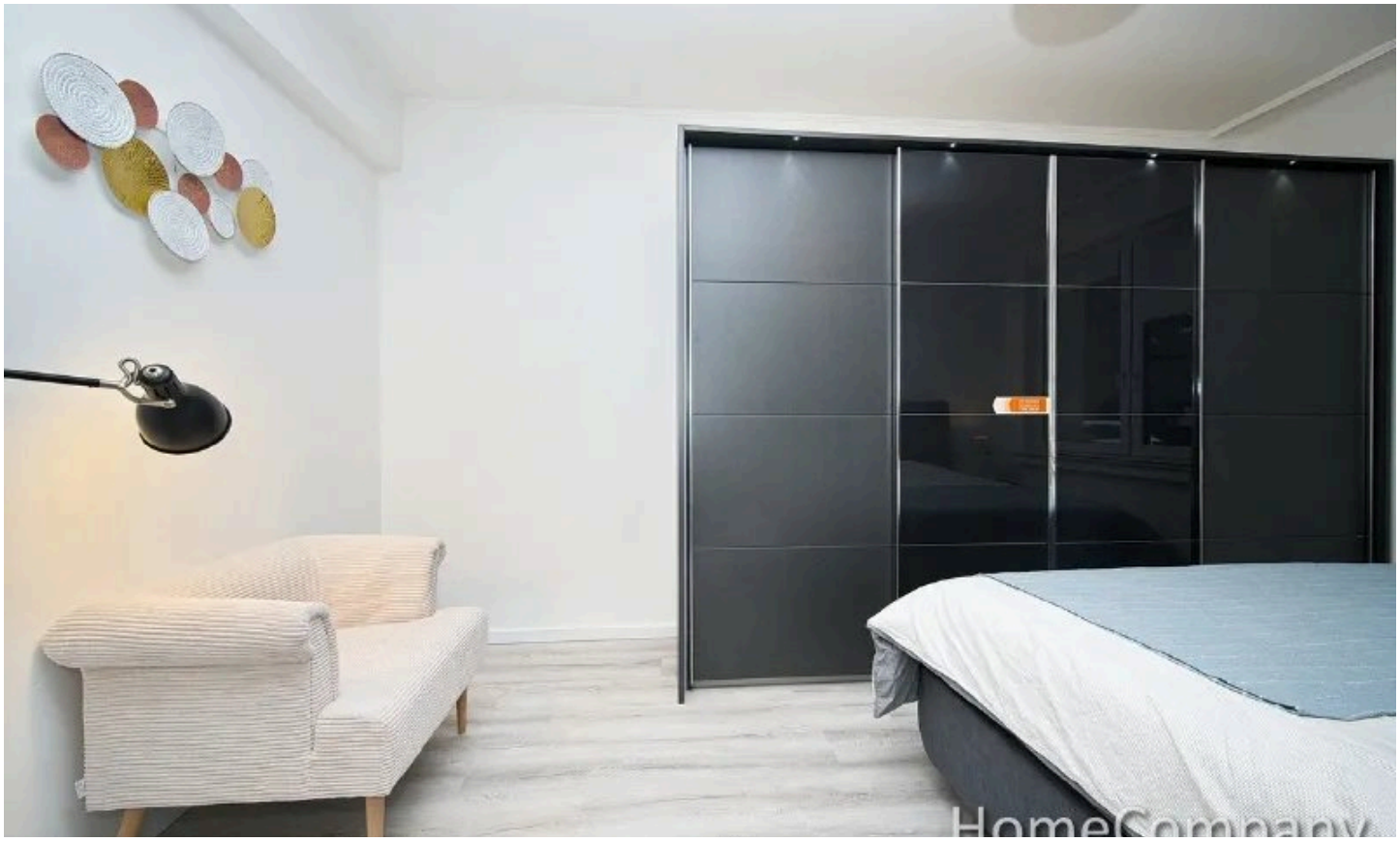
Bedroom



Bedroom

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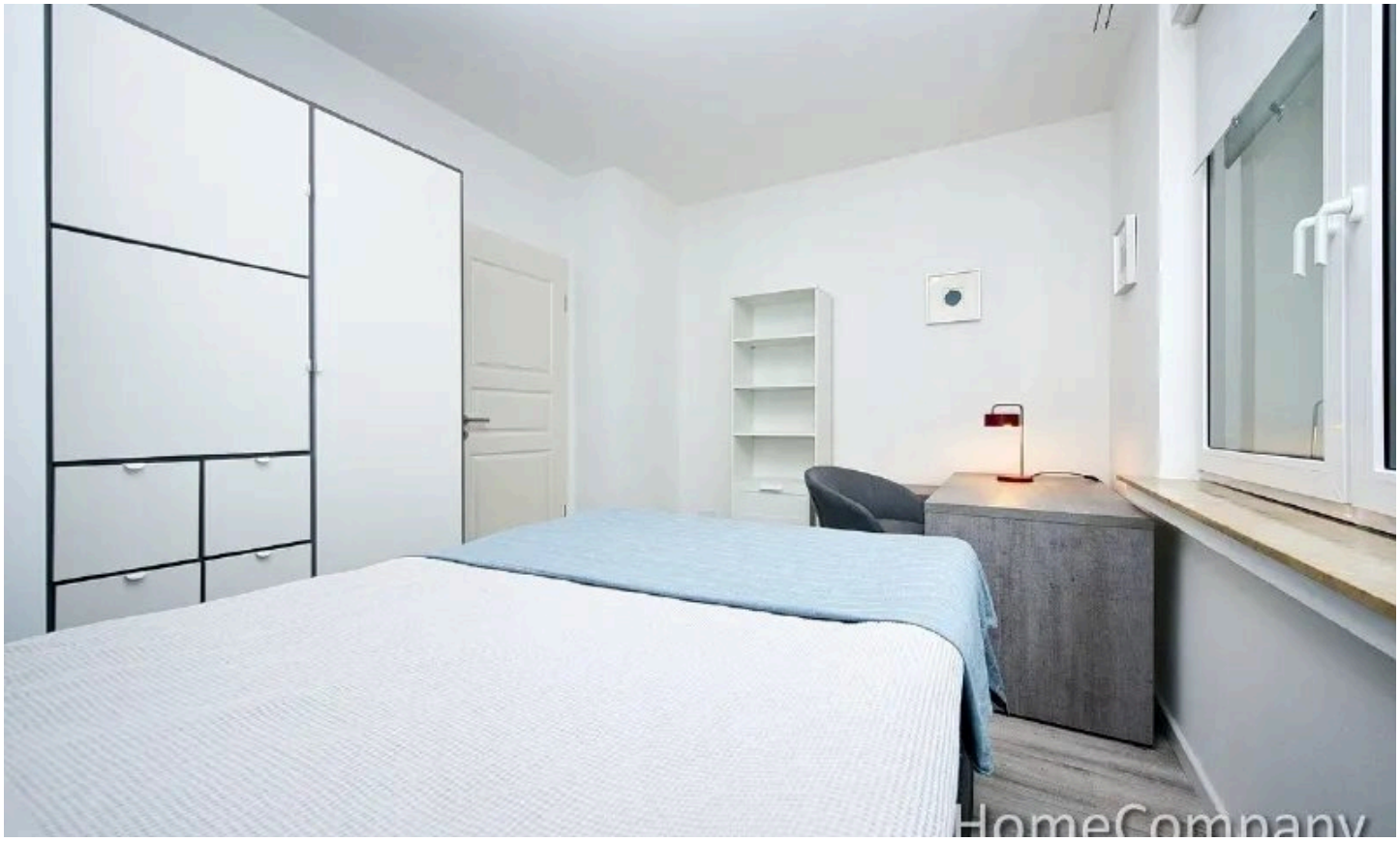
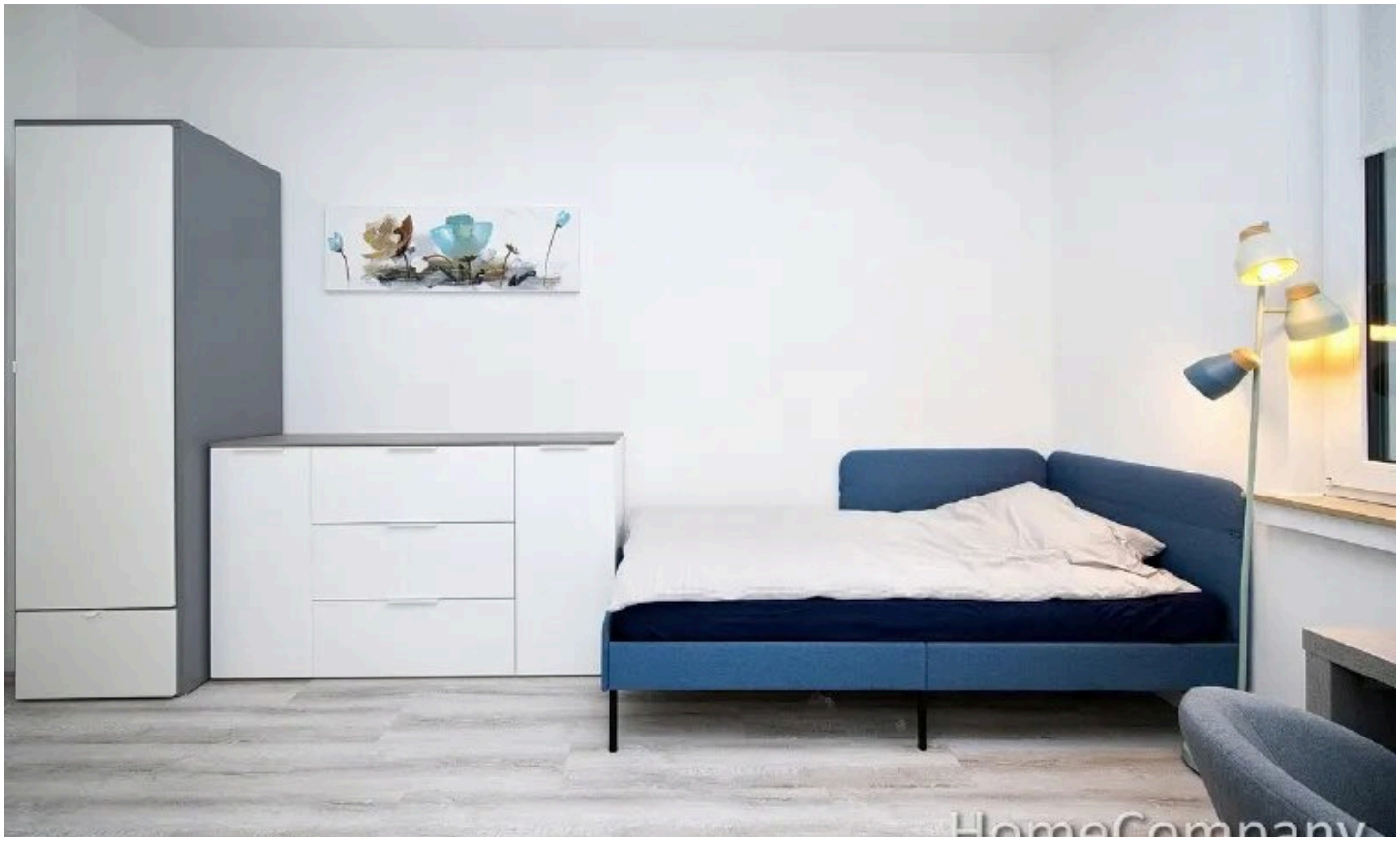


Guest room



Guest room2

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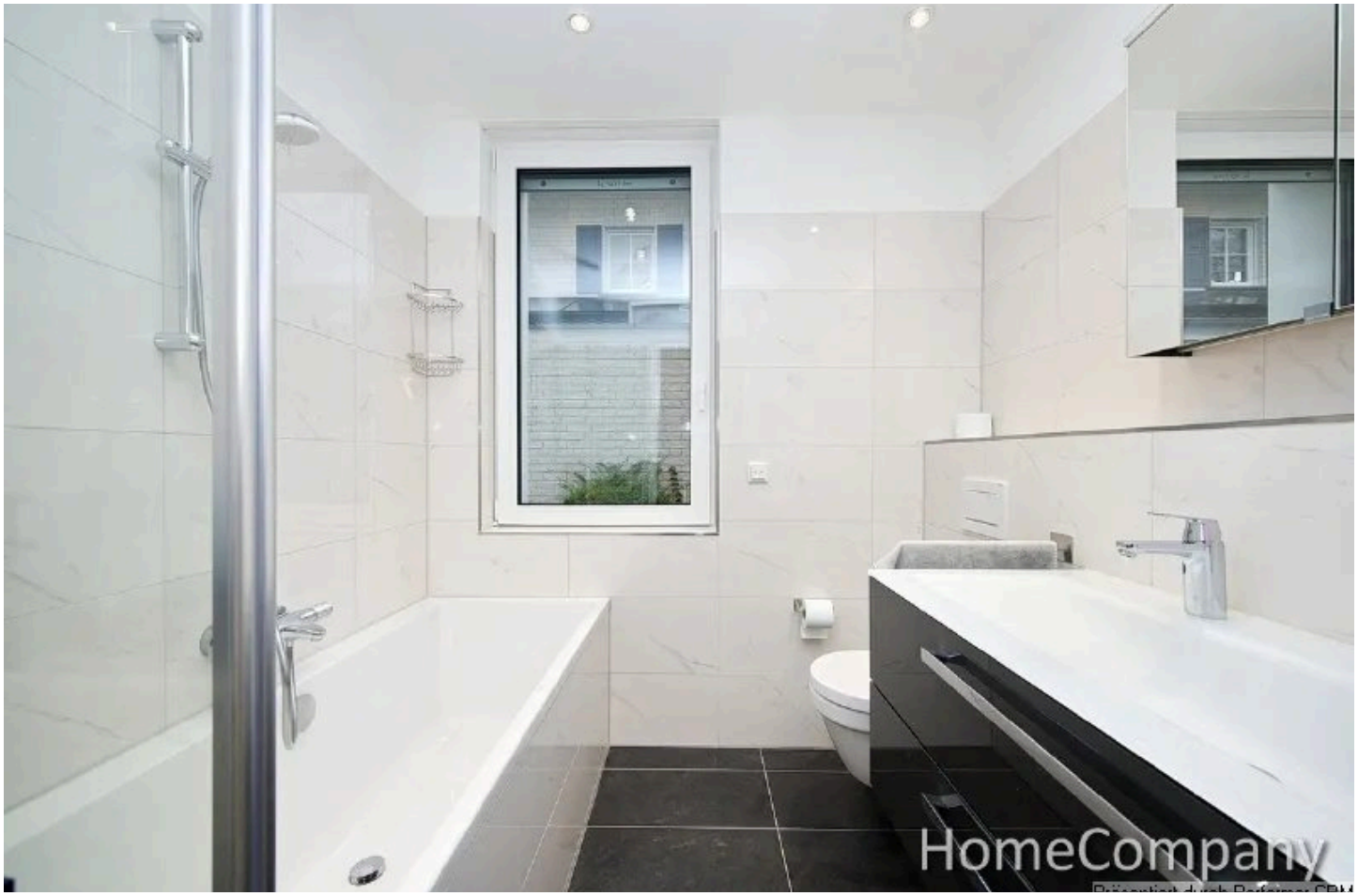

Bathroom with bathtub

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Ausstattung

— Once through the large red door, you enter this stunning apartment with 500m² garden and approximately 55m² partially covered patio with extendable sun canopy. Three bedrooms, one bathroom, a separate shower room, a spacious dining kitchen and a wonderful living room all offer you a warm welcome! As well as the generous patio, you can also sun yourself and relax on a second patio, which faces south-west, thus providing magnificent afternoons and summer evenings. The apartment features modern fittings and furnishings throughout, with the modern fitted kitchen offering a dining table to seat up to six people. The main bathroom is equipped with a bathtub and the second bathroom with a shower. Both bathrooms have windows, to let in natural light. The living room and kitchen both feature large patio doors with electric shutters. The main bedroom is furnished with a high quality divan bed. A child's room is also furnished with a divan bed and the third bedroom offers a guest bed. All windows are triple glazed and fitted with electric shutters. A smart TV in the living room offers a comprehensive multimedia experience. Underfloor heating in the entire apartment ensures a pleasant warmth. A washing machine and dryer are available in the building's cellar.

— Internetzugang Waschmaschine Spülmaschine Balkon Stellplatz

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Ihr Ansprechpartner

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Diese Immobilie online