

STUDIO APARTMENT, 5071 WALS

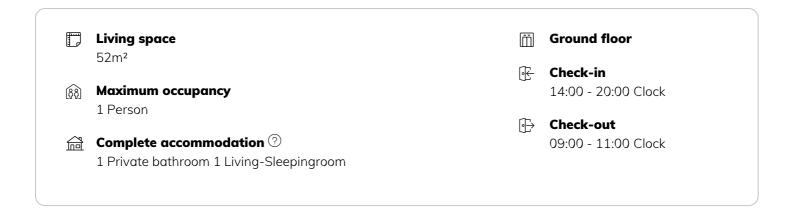
# Friendly studio apartment with winter garden situated in Siezenheim

Object number: SPRI2

View and rent online

Friendly Garconniere in Wals-Siezenheim, at ground level, with winter garden balcony, separate entrance! The apartment is designed for one person. The apartment is not suitable for smokers or children.

18/12/2025 -
18/01/2026 2
€ 1.054,14
€ 800,00



# **Sleeping options**



## **Descripiton of accommodation**

The garconniere has a tiled floor and is equipped with electric floor heating.

The bed is in an oriel, where you can also prefer a store, so that the living space looks more comfortable when visiting. Blue corner bench, coffee table, TV, W-Lan, radio, friendly cupboards also equipped with reading material.

Kitchenette with everything you need for cooking. This can also be covered with a blind. Water boiler, grill, coffee machine. Heart, what more do you want?

Breakfast in the winter garden or simply enjoy nature and peace in the evening and relax.

The clothes can be stored in the walk-in closet.

The bathroom is friendly and also has underfloor heating and an additional wall.

Window and door to the winter garden have roller blinds, so protection is provided.

Wish you nice living!

### **Equipment & Features**

# ☆ Basic equipment

- Loggia
- Internet/Wifi
- Community washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils

- Garden
- TV
- Community dryer
- Towels
- Private parking space
- Iron & ironing board
- Hairdryer

# First supply

- Toilet paper
- Soap

- shampoo
- Nespresso capsules

#### **Kitchen**

- Private kitchen
- Glasses/Tableware

- Cooking utensils
- Espresso machine

#### Informations

- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Desk/Workplace
- Pets forbidden

#### **Additional services**

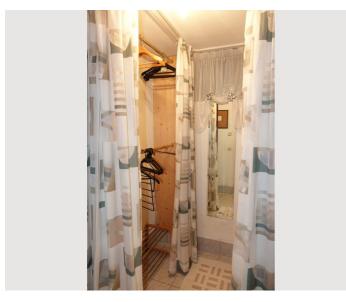
1 x per month (€ 45,00)

All prices are gross per month - billing is done directly with the lessor.

# Picture gallery

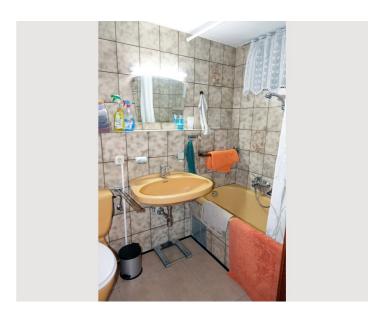












#### Infrastructure

Walsibus by call

Line 28 about 500 m from the house

10 min. by car

5 min by car

15 min by car

mpreis 15 min by walk

The village bus is on call in the local area,

the bus (approx. 500m from the house) to the city or to the shopping centre, or to the S-Bahn (suburban train) departs from the centre of Raiffeisenbank (line 28).

For morning sports the Au is a wonderful place about 500 m from the house.

#### Location

