

## Charming 3.5-room-apartment with balcony in Haidhausen

short-term rental apartment	Rent incl. add. costs 3.200,00 EUR per Month	Living space ca. 105,00 qm	Number of rooms 3,5	Available from 01.08.2024
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### Other dates

District	Au-Haidhausen
Deposit	8.400,00 EUR
Floor	
Available until	30.06.2025
Maximum number of tenants	3
Smoking / Nonsmoker	Non-smokers only
Balcony	yes
Elevator	No
Garden	No



### Description

Charming old building apartment with 3,5 rooms with balcony in best location between Johannis- and Max-Weber-Platz. 2nd floor without elevator. The lovingly and very personally furnished apartment with a mix of antiques and modern pieces has old oak parquet flooring, 3.30 m high rooms and the original doors with a generous passage height of 2.15 m. Through the spacious entrance area with wardrobe and extra shoe cabinet you enter the living room. This is furnished with large sideboards, a comfortable 3-seat sofa, wood-burning fireplace and an LG OLED 65inch SmartTV are connected to a high-end sound system, M-Net TV is available. Through the living room you enter the guest room/office with a single bed, a desk and shelving cabinets. The eat-in kitchen is very well equipped with dishwasher, gas hob with 5 burners and electric oven. A filter coffee and an espresso capsule machine with milk frother and all cooking and baking utensils as well as a large refrigerator/freezer combination are available. A cozy dining area for 2-4 people is integrated into the kitchen. A double door leads from here to the 3.90 x 1.80 m balcony with seating. The master bedroom with a 2 x 2.20 m double bed has blackout curtains, a linen closet, a dresser and faces the quiet backyard. Just opposite the bedroom is the walk-in dressing room with very generous open shelving, about 6m of clothes rails and lots of drawers. The bathroom has a bathtub and a large window. The toilet is an extra room and also has a window.

TG parking space and internet are included in the rent.

An average basic consumption of electricity (110 EUR) and gas (140 EUR) in the amount of 250 EUR are included in the rent. Additional consumption will be charged.

Very good restaurants, cafes and bars are located in the immediate vicinity. Your jogging route leads through the wonderful Maximiliansanlagen and along the Isar. All things of daily need can be done with a short walk to Wiener-Platz or Max-Weber-Platz.

### Further details

- Altbau	- Fliesen
- Garage	- hell
- Holzbohlen	- möbliert
- Parkett	- renoviert
- ruhig	- Tiefgarage
- zur Straße	

### Facilities

- Allergiker geeignet	- Arbeitszimmer
- Bad m. Badewanne	- Balkon
- Doppelbett	- Dusche
- DVD	- Einbauküche
- Extra-WC	- Gästezimmer
- Gemütlich	- Hifi
- Hochwertig	- Kabel-TV
- Kammer	- Küche
- Mikrowelle	- ...
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### References

Please read our Notes on currency conversion under <http://www.homecompany.de/en/currency-info>

### Website synopsis

<http://muenchen.homecompany.de/en/object/AG890527>