



## Bright and cozy temporary single-family house in the heart of Poppenbüttel



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 5,280.7

### Location

Pays:	Allemagne
État/Région/Province:	Hambourg
Ville:	Hambourg
Indicatif régional:	22399
Soumis:	08/04/2024

### Description:

In the sought-after district of Poppenbüttel, this charming detached family house is available for rent. The house sits on a plot of 477 m<sup>2</sup> and boasts a garden area of approximately 120 m<sup>2</sup> with a garden shed. With a total living space of 110 m<sup>2</sup>, it offers ample room for comfortable living. Additionally, two more rooms in the basement have been converted and can be used as workspaces or bedrooms, expanding the total area to a generous 143 m<sup>2</sup>. A utility room and a storage room in the basement, totaling 18.5 m<sup>2</sup>, complete the space. The house also comes with its own parking space. From the living room, you have direct access to the terrace, measuring approximately 12 m<sup>2</sup>. Thanks to the ideal southwest orientation of the house, you can enjoy the beautiful sunny days here to the fullest. The kitchen was renovated in 2024, while the ground floor comprises the living room, kitchen, and a guest toilet. Upstairs, three bedrooms await you. The house is heated with a gas heating system. It is offered fully furnished, although the furnishings may differ from those shown in the photos. Additional photos are available upon request. The monthly cold rent is €4,000 plus €500 in additional costs (electricity, heating, internet, etc.). The house will be available from June 2024. Location: The house is located near Poppenbüttel Market on Harksheider Straße. Numerous restaurants and bars invite you to linger. Along the nearby Alster river, you can relax, and the Poppenbüttel Lock offers delightful walks. The AEZ-Alstertaleinkaufszentrum (shopping center) and Poppenbüttel S-Bahn station are a 20-minute walk away or 8 minutes by bus line 175. From here, you can reach the main train station in 29 minutes or the airport in 19 minutes with S-Bahn line S1. The A7 motorway and the airport are both approximately 15 minutes away by car.



## Commun

Pied carré fini: 143 m<sup>2</sup>

## Room details

Total rooms: 6

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/LMDW-T27560/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LMDW-T27560/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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