

Lorentzweiler

# Single-family house with office space free on 3 sides on the heights of Lorentzweiler

*Property ID: LU221953589\_1*



**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 236,82 m<sup>2</sup> • LAND AREA: 427 m<sup>2</sup>**

**Property ID: LU221953589\_1 - L-7377 Lorentzweiler**

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## At a glance

Property ID	LU221953589_1	Purchase Price	On request
Living Space	ca. 236,82 m <sup>2</sup>	Total Space	ca. 284 m <sup>2</sup>
Roof Type	Gabled roof	Condition of property	Projected
Bedrooms	5	Equipment	Terrace, Guest WC
Bathrooms	5		
Year of construction	2024		
Type of parking	2 x Outdoor parking space, 2 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	A
Energy Source	Air-to-water heat pump	Year of construction according to energy certificate	2024
Power Source	Air-to-water heat pump		
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



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## Floor plans



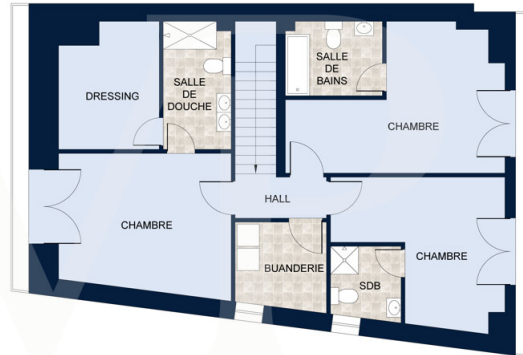
REZ-DE-CHAUSSÉE

Les plans sont fournis à titre d'information et ne sont pas contractuels



PREMIER ÉTAGE

Les plans sont fournis à titre d'information et ne sont pas contractuels



**COMBLES**

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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**Single-family house with office space free on 3 sides on the heights of Lorentzweiler**

**Located on the heights of Lorentzweiler and facing south, this luxury off plan house is ideal for a family wishing to create their own project in a quiet and green area.**

**Combining modernity and comfort, this luxurious house offers open spaces that can be converted as well as high quality services.**

**The purchaser will be able to define his fittings\* and a wide range of materials will be offered for floor coverings, bathrooms, etc.**

**The 5 bedrooms, each with its own bathroom, are located on every floor of the house.**

**A large room on the ground floor with its access to a large terrace can be used as a bedroom, office, hobby-room or office for a liberal profession, for example.**

**Facing south, both terraces (20 and 25 m<sup>2</sup>) of the house has access to the garden that will welcome your summer dinner in a cozy and calm atmosphere.**

**At the technical level, the house will have:**

- A heat pump**
- Underfloor heating**
- Triple glazed frames**
- Solar panels to produce hot water**
- Double flow ventilation**
- Power supply for car charger in the garage**

**The sale price includes housing VAT of 3% already considered and subject to acceptance of the purchaser's file for the administration.**

**\*Possible supplements to be defined with the promoter**

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## **All about the location**

**Located in the North-East of the city of Luxembourg, the municipality of Lorentzweiler is ideally placed to welcome a family wishing to settle in a house in a quiet residential area.**

**The surrounding green areas and the infrastructure of the town allow a multitude of activities around the house.**

**Lorentzweiler is located in the admission area for the European School of Kirchberg and the train station leads you to Pfaffenthal-Kirchberg station in 13 minutes.**

**The Walferdange shopping centre is 4.5 km away.**

**The city of Luxembourg is 8 km away**

**The airport is 14 km away**

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## **Other information**

**All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications.**

**The notary fees and registration fees in the land register are borne by the buyer.**

**The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.**

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## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Limpertsberg**

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*To the Disclaimer of von Poll Immobilien GmbH*

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