

Luxembourg-Limpertsberg

# Town house for sale

Property ID: LU231953615



**PURCHASE PRICE: 2.450.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup>**

**Property ID: LU231953615 - L-2716 Luxembourg-Limpertsberg**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Other information**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>LU231953615</b>	<b>Purchase Price</b>	<b>2.450.000 EUR</b>
<b>Living Space</b>	<b>ca. 200 m<sup>2</sup></b>	<b>House</b>	<b>Town house</b>
<b>Roof Type</b>	<b>Mansard roof</b>	<b>Total Space</b>	<b>ca. 250 m<sup>2</sup></b>
<b>Available from</b>	<b>05.12.2024</b>	<b>Condition of property</b>	<b>Well-maintained</b>
<b>Bedrooms</b>	<b>5</b>	<b>Construction method</b>	<b>Solid</b>
<b>Bathrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen</b>
<b>Type of parking</b>	<b>1 x Outdoor parking space, 1 x Garage</b>		

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## **Energy Data**

Type of heating	District heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## **A first impression**

Von Poll offers you for sale this magnificent 4-storey house in Limpertsberg:

**On the ground floor:**

- an entrance hall
- a separate toilet
- cellars
- a laundry room
- a garage
- an access to the garden

**On the 1st floor:**

- a large living room with fireplace
- an equipped kitchen open to the living room and with terrace access to the garden

**On the 2nd floor:**

- 3 bedrooms
- 1 bathroom

**On the 3rd floor:**

- 2 Bedrooms
- 1 dressing room
- 1 bathroom

Located in one of the most beautiful areas of Limpertsberg, close to schools, transport and shops.

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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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