

Luxembourg-Gare

# Ideal for investment 1-bedroom apartment to renovate

Property ID: LU231953653



**PURCHASE PRICE: 445.000 EUR • LIVING SPACE: ca. 50,9 m<sup>2</sup>**

**Property ID: LU231953653 - L-2560 Luxembourg-Gare**

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

Property ID: LU231953653 - L-2560 Luxembourg-Gare

## At a glance

|                      |                               |                       |                         |
|----------------------|-------------------------------|-----------------------|-------------------------|
| Property ID          | <b>LU231953653</b>            | Purchase Price        | <b>445.000 EUR</b>      |
| Living Space         | <b>ca. 50,9 m<sup>2</sup></b> | Condition of property | <b>Needs renovation</b> |
| Floor                | <b>4</b>                      | Equipment             | <b>Built-in kitchen</b> |
| Bedrooms             | <b>1</b>                      |                       |                         |
| Bathrooms            | <b>1</b>                      |                       |                         |
| Year of construction | <b>1976</b>                   |                       |                         |

Property ID: LU231953653 - L-2560 Luxembourg-Gare

## Energy Data

|                    |   |                         |   |
|--------------------|---|-------------------------|---|
| Type of heating    | Central heating   | Energy efficiency class | H |
| Power Source       | Gas   |                         |   |
| Energy information | At the time of preparing the document, no energy certificate was available. |                         |   |

Property ID: LU231953653 - L-2560 Luxembourg-Gare

## The property



Property ID: LU231953653 - L-2560 Luxembourg-Gare

## The property



Property ID: LU231953653 - L-2560 Luxembourg-Gare

## The property



Property ID: LU231953653 - L-2560 Luxembourg-Gare

## The property



Property ID: LU231953653 - L-2560 Luxembourg-Gare

## Floor plans



SOUS-SOL

QUATRIÈME ÉTAGE

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

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.

**Property ID: LU231953653 - L-2560 Luxembourg-Gare**

## **A first impression**

**Located on the 4th floor of a building with elevator in the Gare district, Von Poll Real Estate Luxembourg offers this bright 1-bedroom apartment for complete renovation.**

**The location, just a few steps from the central station, makes this apartment an ideal investment.**

**Located on the 4th floor, the apartment benefits from plenty of natural light. It comprises an entrance hall, living room, kitchen, bedroom and bathroom.**

**The apartment is sold with a private cellar.**

**This property is ideal for a first purchase or an investment.**

**Property ID: LU231953653 - L-2560 Luxembourg-Gare**

## **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.**

**Property ID: LU231953653 - L-2560 Luxembourg-Gare**

## Contact partner

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

**VON POLL REAL ESTATE Limpertsberg**

---

**6, avenue Pasteur, L-2310 Luxembourg**

**Tel.: +352 26 47 98**

**E-Mail: [limpertsberg@von-poll.com](mailto:limpertsberg@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**