

Luxembourg-Limpertsberg

# 1-bedroom apartment with unobstructed view

**Property ID: LU241953713**



**PURCHASE PRICE: 660.000 EUR • LIVING SPACE: ca. 59 m<sup>2</sup> • ROOMS: 1**

**Property ID: LU241953713 - 1725 Luxembourg-Limpertsberg**

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## At a glance

Property ID	LU241953713	Purchase Price	660.000 EUR
Living Space	ca. 59 m <sup>2</sup>	Total Space	ca. 64 m <sup>2</sup>
Floor	4	Condition of property	Needs renovation
Rooms	1	Equipment	Terrace, Built-in kitchen
Bedrooms	1		
Bathrooms	1		
Type of parking	1 x Garage, 110000 EUR (Sale)		

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## Energy Data

Power Source	Gas	Energy efficiency class	F
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



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.

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## A first impression

On the 4th floor of a residence located in the heart of Limpertsberg, Von Poll Real Estate Luxembourg offers you this apartment with an interior surface area of  $\pm$  59m<sup>2</sup> according to the land registry.

The apartment is located at the rear of the building and enjoys an unobstructed, quiet view.

The unoverlooked, bright apartment, with its large windows and southeast exposure, comprises an entrance hall with built-in cupboards leading to the living/dining room, the fully equipped kitchen, the bedroom, a bathroom and a separate toilet. The terrace is accessed via the living room, kitchen and bedroom.

Technical features include parquet, travertine and tiled floors, and double-glazed windows with shutters.

An enclosed garage box with electric socket is available as an option.

Its brightness, calm, exposure, layout and location close to all amenities (shops, restaurants, cafés, schools, park, transport, etc.) are just some of the assets that make this apartment an opportunity to be seized!

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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/stamp duties at the land register, and any VAT 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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6, avenue Pasteur, L-2310 Luxembourg

Tel.: +352 26 47 98

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

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