

Leudelange

Completely renovated 3 bedroom duplex

Property ID: LU251953736



PURCHASE PRICE: 1.295.000 EUR • LIVING SPACE: ca. 170 m² • ROOMS: 3

Property ID: LU251953736 - L-3377 Leudelange

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

Property ID: LU251953736 - L-3377 Leudelange

At a glance

Property ID	LU251953736	Purchase Price	1.295.000 EUR
Living Space	ca. 170 m²	Usable Space	ca. 190 m²
Floor	3	Equipment	Guest WC
Rooms	3		
Bathrooms	2		
Year of construction	1990		
Type of parking	2 x Garage		

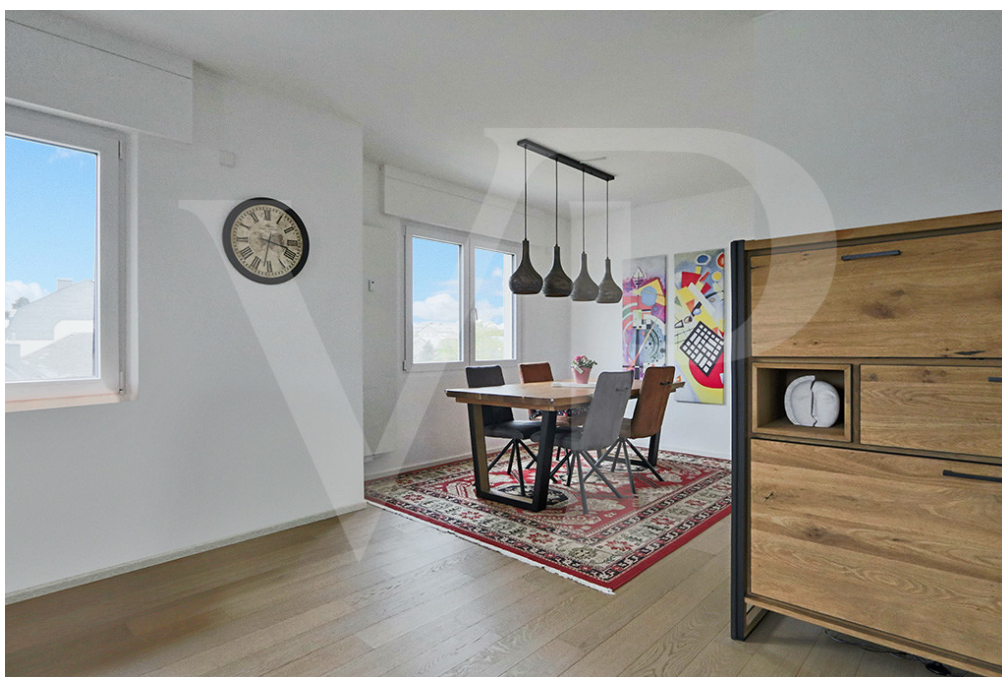
Property ID: LU251953736 - L-3377 Leudelange

Energy Data

Power Source	Gas	Energy efficiency class	E
Energy information	At the time of preparing the document, no energy certificate was available.		

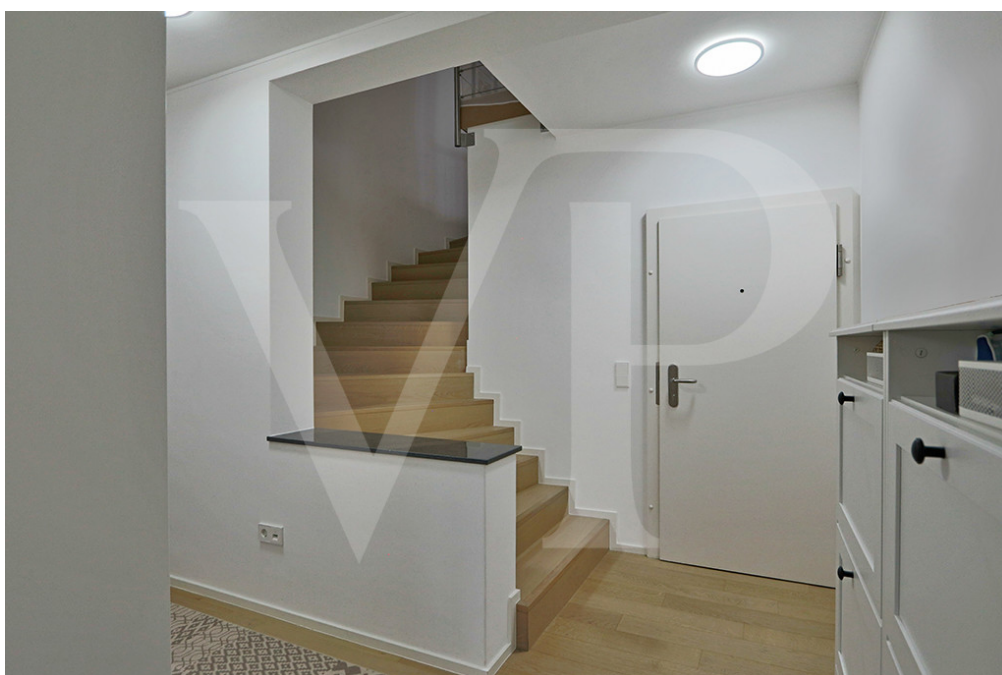
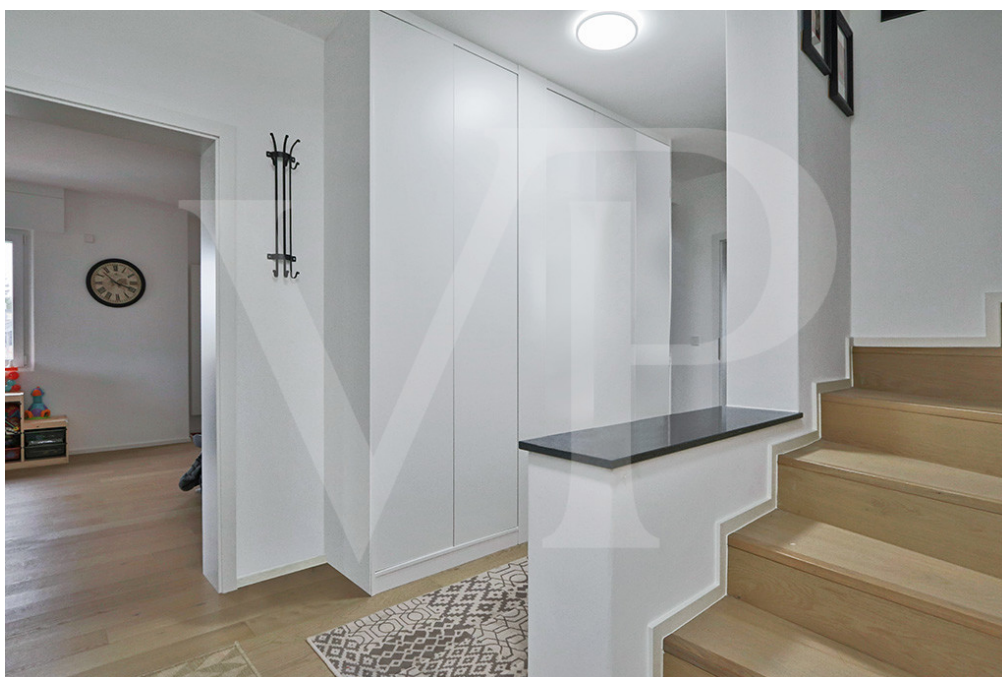
Property ID: LU251953736 - L-3377 Leudelange

The property



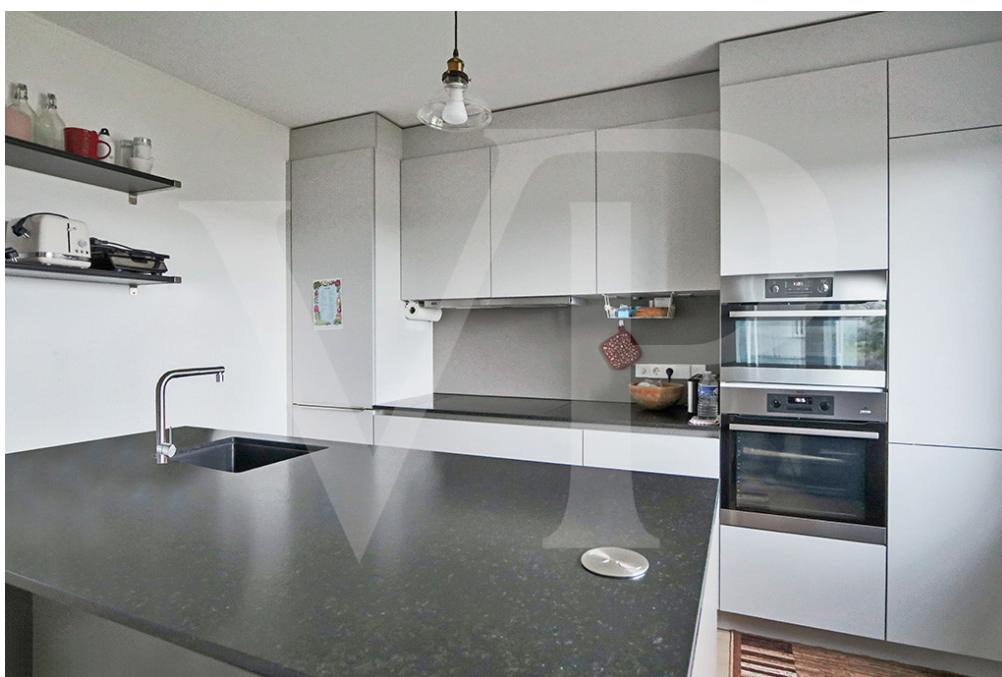
Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

The property



Property ID: LU251953736 - L-3377 Leudelange

Floor plans



ANNEXE 7

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



ANNEXE 8

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: LU251953736 - L-3377 Leudelange

A first impression

In the heart of Leudelange, Von Poll Real Estate Luxembourg invites you to discover this magnificent duplex apartment of approx. 190 m², including approx. 170 m² of living space, nestled in a peaceful, well-kept residence.

Entirely renovated between 2021 and 2022 with top-of-the-range finishes, this property will seduce you with its warm atmosphere and immediate comfort. No work required: all you have to do is move in!

Open on three sides, the apartment enjoys unobstructed, unoverlooked views, and exceptional brightness thanks to large windows that flood the rooms with natural light.

You'll find :

- An entrance hall with custom-made storage space,
- A vast, light-filled living room with access to a lovely terrace,
- A modern, fully-equipped kitchen,
- A separate toilet,
- An 18 m² bedroom with balcony,
- A contemporary shower room.

On the upper floor you'll find :

- A large night hall with a space that can be used as an office
- 2 large bedrooms with storage space and made-to-measure wardrobes
- A bathroom

The little extras that make all the difference:

Solid parquet flooring,

Triple-glazed windows with electric shutters,

Reinforced insulation under the roof,

Made-to-measure built-in furniture.

A large 40 m² enclosed garage completes this rare property.

Its charm, optimized layout and ideal location make this duplex a real gem to be discovered without delay.

Property ID: LU251953736 - L-3377 Leudelange

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: LU251953736 - L-3377 Leudelange

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com