

Luxembourg-Belair

Master house for sale

Property ID: LU251953748



PURCHASE PRICE: 2.450.000 EUR • LIVING SPACE: ca. 210 m² • LAND AREA: 348 m²

Property ID: LU251953748 - L-2670 Luxembourg-Belair

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At a glance

Property ID	LU251953748	Purchase Price	2.450.000 EUR
Living Space	ca. 210 m²	Usable Space	ca. 360 m²
Bedrooms	6		
Bathrooms	2		
Year of construction	1952		
Type of parking	4 x Outdoor parking space, 1 x Garage		

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Energy Data

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

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Floor plans





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

Located in Luxembourg-Belair on a 3.48 ares plot, Von Poll Real Estate Luxembourg is offering this charming master house (360m² of floor space) with garage for sale.

The house is ideally located for a family thanks to its proximity to the international school, the Athénée high school, the Conservatory, Merl Park, public transportation, shops, restaurants, and many amenities.

Enjoying plenty of natural light thanks to its many windows, this house has 6 large bedrooms (ranging from 16m² to 21m²), 2 bathrooms and spaces that can be adapted to suit the needs of future occupants.

The spacious living room with its 3 meter-high ceilings, located on the ground floor, has a fireplace, creating a warm and comfortable atmosphere for winter evenings. Access to the terrace is from the living room and kitchen.

The house is heated by a gas central heating system and has double-glazed windows with shutters.

The six bedrooms are spread over the two upper floors, with an additional room on the top floor providing access to the attic.

In addition to the utility rooms and laundry room, there is a multipurpose room on the lower floor that can be converted into a recreation room or a space for your hobbies.

The house has plenty of parking spaces in addition to the spacious garage.

Please do not hesitate to contact us for more information via email or +352 621 187 068

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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:

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