

Bertrange

3 bedroom apartment with private garden for rent

Property ID: LU261953754



RENT PRICE: 3.400 EUR • LIVING SPACE: ca. 112 m²

Property ID: LU261953754 - L-8055 Bertrange

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At a glance

Property ID	LU261953754	Rent price	3.400 EUR
Living Space	ca. 112 m ²	Additional costs	400 EUR
Available from	11.05.2026	Total Space	ca. 308 m ²
Bedrooms	3	Condition of property	Like new
Bathrooms	2	Equipment	Terrace
Year of construction	2004		
Type of parking	1 x Underground car park		

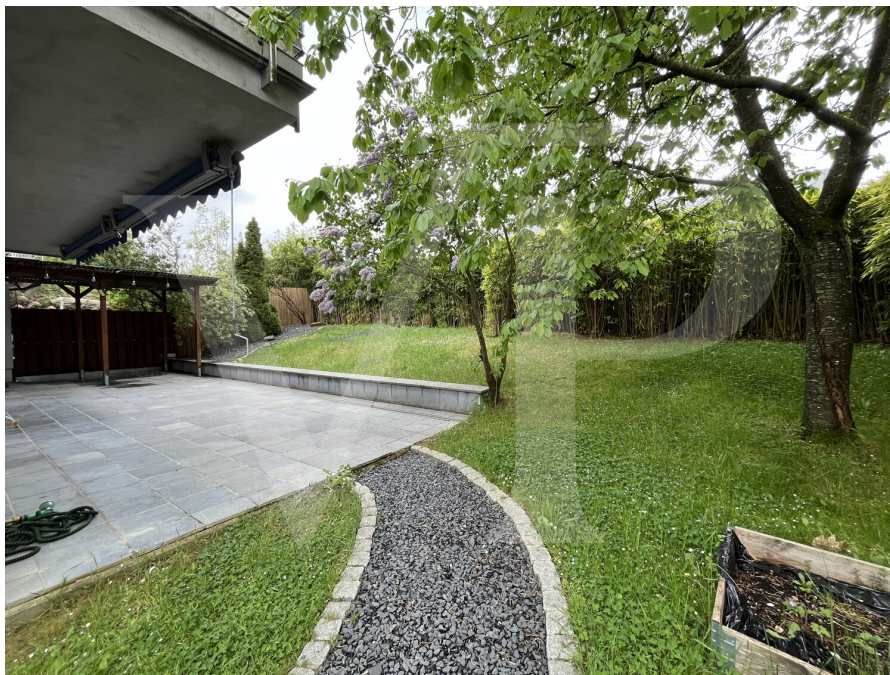
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Energy Data

Type of heating	Underfloor heating
Power Source	Gas
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

Located on the ground floor of a small, recently built residence in Bertrange, Von Poll Real Estate Luxembourg is pleased to offer this attractive approximately 112 sqm apartment, enjoying complete privacy, with a terrace and a private garden of around 172 sqm.

Flooded with natural light thanks to its large windows, the apartment features an entrance hall leading to three bedrooms, including a master suite with its own en suite bathroom, an additional bathroom, as well as a spacious living and dining area with a fully equipped semi open kitchen. A storage room completes the layout.

The awning installed on the terrace allows you to enjoy the outdoor space in complete privacy.

From a technical perspective, the property benefits from parquet and tiled flooring, underfloor heating, and double glazed windows with electric shutters.

A private cellar and an underground parking space within the building are included with the property.

Its generous room sizes, brightness, private garden, and its location in a quiet residential area (zone 30), close to all amenities (shops, European School, public transport) and the centre of Bertrange, make this apartment a rare and highly desirable property.

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All about the location

Bertrange is one of the most popular municipalities in Luxembourg due to its proximity to the city of Luxembourg, its connection to the road network, its various amenities put in place to best satisfy public transport users, its schools including proximity to the European School and Mamer high school, its nurseries as well as its surrounding parks and green spaces.

Bertrange offers its residents a friendly and highly developed neighborhood life thanks to frequently organized events. The many local shops (grocery store, butcher, bakery, pharmacy, etc.) located around the central square, restaurants, sports associations, the CHL, the train station, as well as the "la Belle Etoile" and "City Concorde" shopping centers make Bertrange a pleasant town to live in.

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Other information

In accordance with the law on rental leases of 10/7/2024 which came into force on 1/8/2024, the real estate agency commission fees of one month's rent + VAT (17%) will be shared equally (50/50) between the lessor and the tenant, each receiving their invoice. It is due on the date of the signing of the lease.

All indications 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.

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Contact partner

For further information, please contact your contact person:

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