Ettelbruck

Bright house free on 3 sides in a residential area

Property ID: LU191933426



PURCHASE PRICE: 795.000 EUR • LIVING SPACE: ca. 184.27 m^2 • ROOMS: 6 • LAND AREA: 264 m^2

Property ID: LU191933426 - L-9062 Ettelbruck

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At a glance

Property ID	LU191933426
Living Space	ca. 184.27 m²
Rooms	6
Bedrooms	6
Bathrooms	1
Year of construction	1959
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	795.000 EUR
House	Corner terrace house
Total Space	ca. 255 m²
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen

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Energy Data

Power Source	Oil
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



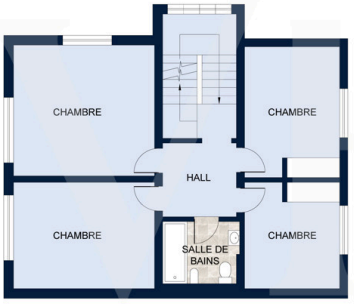
SOUS-SOL

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



REZ-DE-CHAUSSÉE

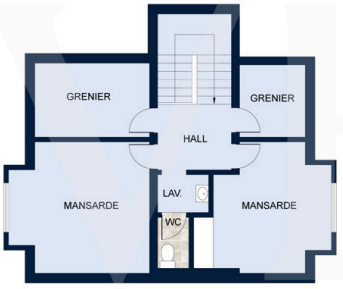
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PREMIER ÉTAGE

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

VON POLL
REAL ESTATE



DEUXIÈME ÉTAGE

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VON POLL
REAL ESTATE

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 a quiet and residential area of Ettelbruck, Von Poll Real Estate Luxembourg offers you this charming family house for sale.

Very bright due to the number of windows, this house has 6 bedrooms and spaces that can be converted according to the wishes of the occupants.

The large living room, on the ground floor, has its fireplace so you can enjoy a cozy space for winter evenings. The rest of the house is heated using oil-fired central heating (2018).

In the basement, the garage with electric door allows you to park any type of car and take advantage of an additional space in front of it.

The frames and roof were renovated a few years ago, while the rest of the house will need to be refreshed.

A multi-use room, currently fitted out in Carnotzet, is located on the cellar floor and can be used as a “hobby room”.

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All about the location

Ettelbruck, part of NORDSTAD, is an attractive municipality, very developed in terms of infrastructure and with a wide range of amenities for its citizens.
Less than 500 meters away are schools, supermarkets, restaurants, playgrounds, as well as the train station which allows you to reach Luxembourg City in less than an hour.
In addition, the surrounding green spaces and forests offer opportunities for hiking and discovery.

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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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