Luxembourg-Limpertsberg

# Superb manor house for sale Limpertsberg

*Property ID: LU211953437*




PURCHASE PRICE: 3.250.000 EUR • LIVING SPACE: ca. 240 $m^2$ • LAND AREA: 360 $m^2$

Property ID: LU211953437 - 1532 Luxembourg-Limpertsberg


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# At a glance

| | |
|---|---|
| Property ID | LU211953437 |
| Living Space | ca. 240 m² |
| Roof Type | Mansard roof |
| Bedrooms | 6 |
| Bathrooms | 2 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 3.250.000 EUR |
| House | Villa |
| Total Space | ca. 392 m² |
| Condition of property | Well-maintained |
| Construction method | Solid |
| Usable Space | ca. 152 m² |
| Equipment | Terrace, Guest WC, Garden / shared use, Built-in kitchen |

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# Energy Data

| | |
|---|---|
| Type of heating | District heating |
| Power Source | Oil |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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# The property

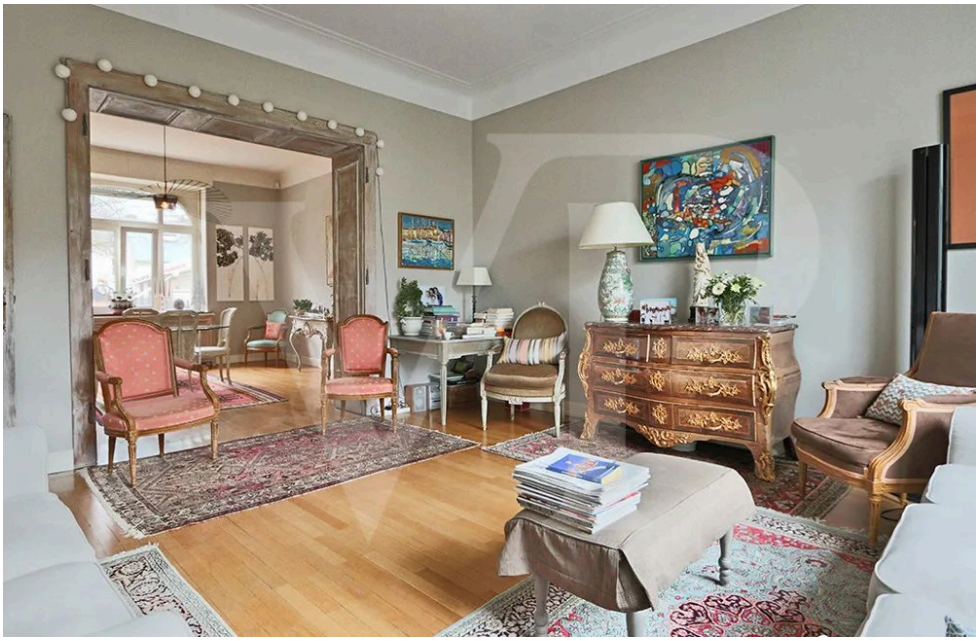




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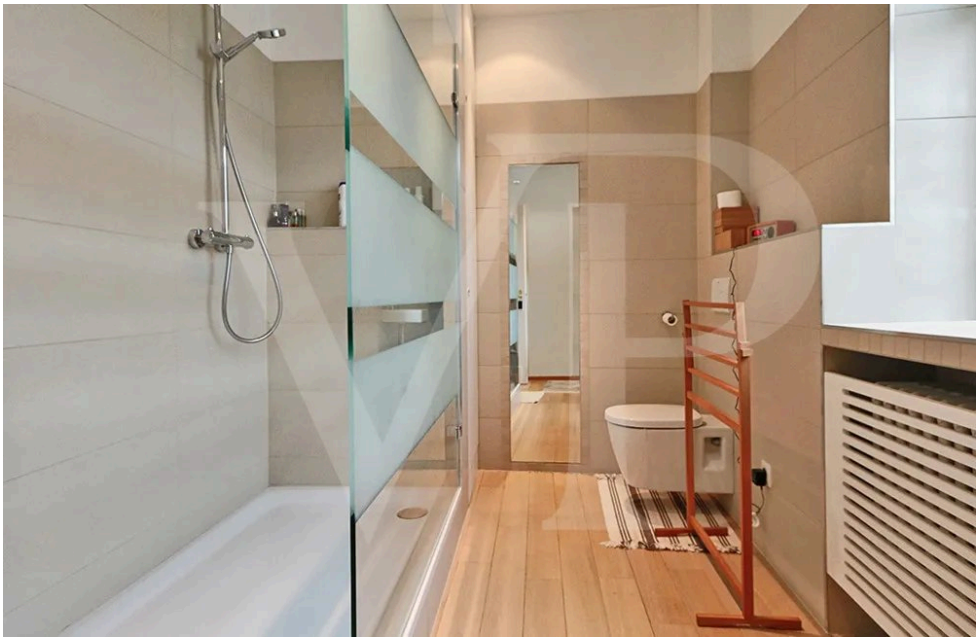
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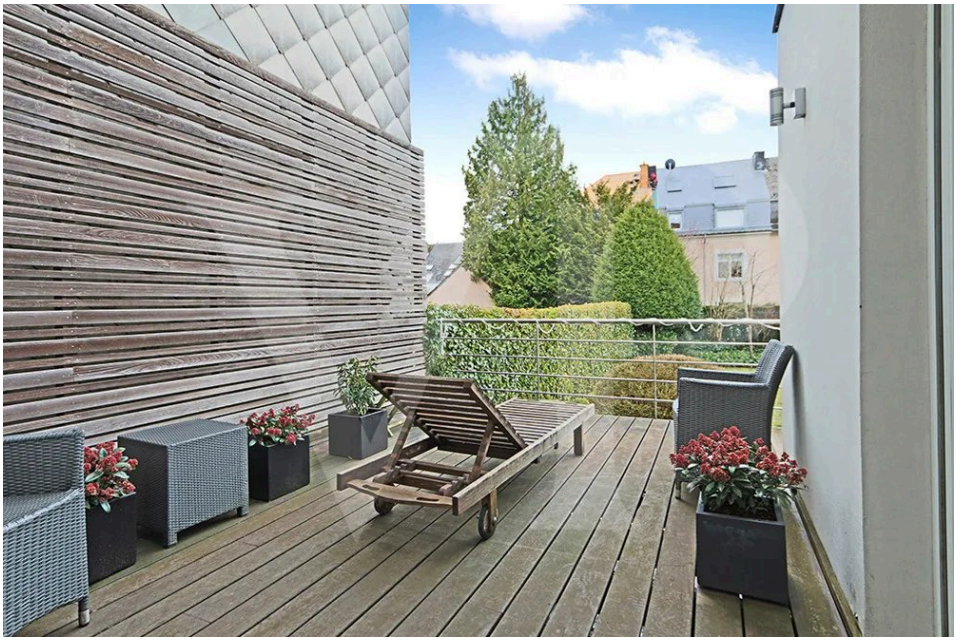
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# A first impression

Von-Poll presents this magnificent mansion with unmissable charm for sale in Limperstberg.
Located in one of the quietest areas of Limpertsberg, this house will seduce you with all the advantages of a family home.

The raised entrance directs you to a very spacious hall which serves several rooms:

The lounge room and the living room are connected, the dining room overlooks the garden and makes the space very private.
The separate kitchen is large and very well equipped.
A separate toilet and a storage room complete the ground floor.

A beautiful staircase leads you to the 1st floor which consists of 3 bedrooms, 1 bathroom and a bearing.

The 2nd floor consists of 3 bedrooms, 2 storage rooms, 1 shower room and 1 access to the attic which can be converted.

You will also find beautiful cellars and a closed garage.

The south-facing garden embellishes this magnificent house.

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# All about the location

Located in the very sought-after district of Limpertsberg, the house is close to schools and access to the heart of Luxembourg city. Plenty of restaurants, supermarkets, doctors, clinics, shops, and nurseries are available nearby.

The Kirchberg is 2.6 km away, the city-centre 1.8 km, the airport 10 km, and the “Cloche d’Or” 5 km.

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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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