Luxembourg-Limpertsberg

Quiet 2 bedroom apartment for sale

Property ID: LU221953569



PURCHASE PRICE: 950.000 EUR

Property ID: LU221953569 - L-1469 Luxembourg-Limpertsberg

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At a glance

Property ID	LU221953569
Floor	2
Bedrooms	2
Bathrooms	1
Year of construction	1981

Purchase Price	950.000 EUR
Type	Apartment
Condition of property	Like new
Usable Space	ca. 78 m²
Equipment	Guest WC, Built-in kitchen

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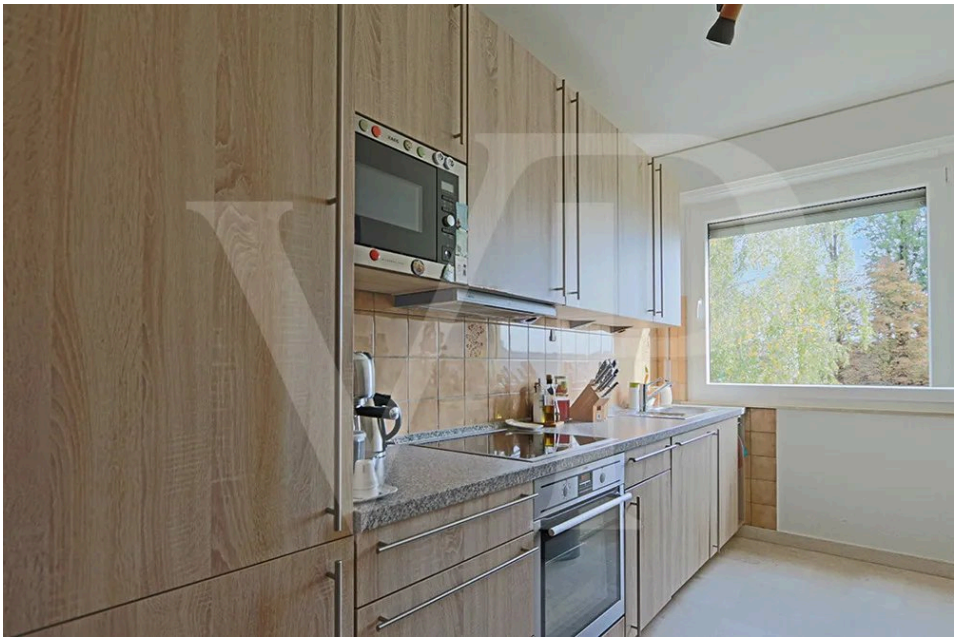
Energy Data

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

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The property

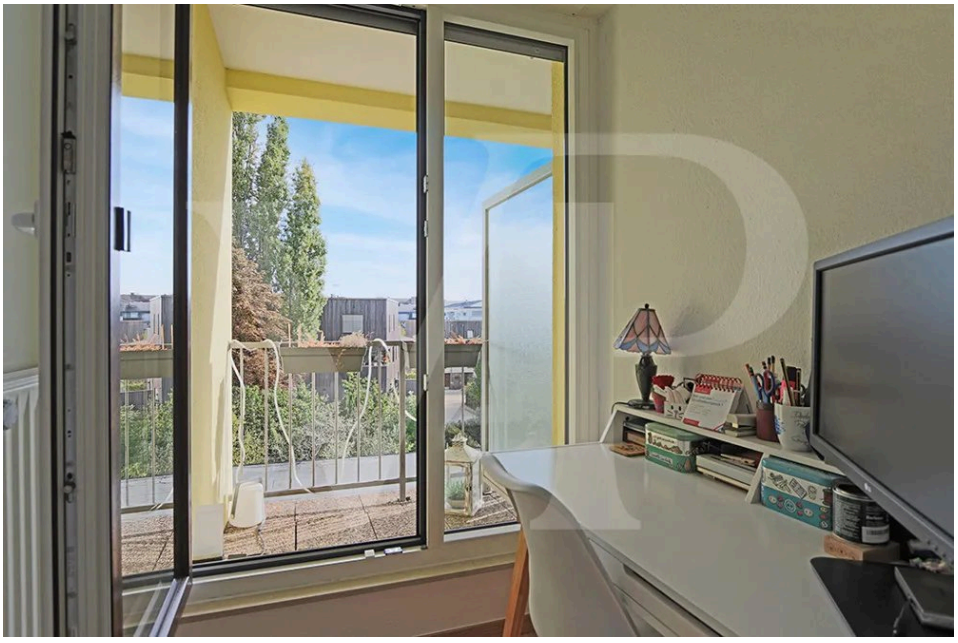




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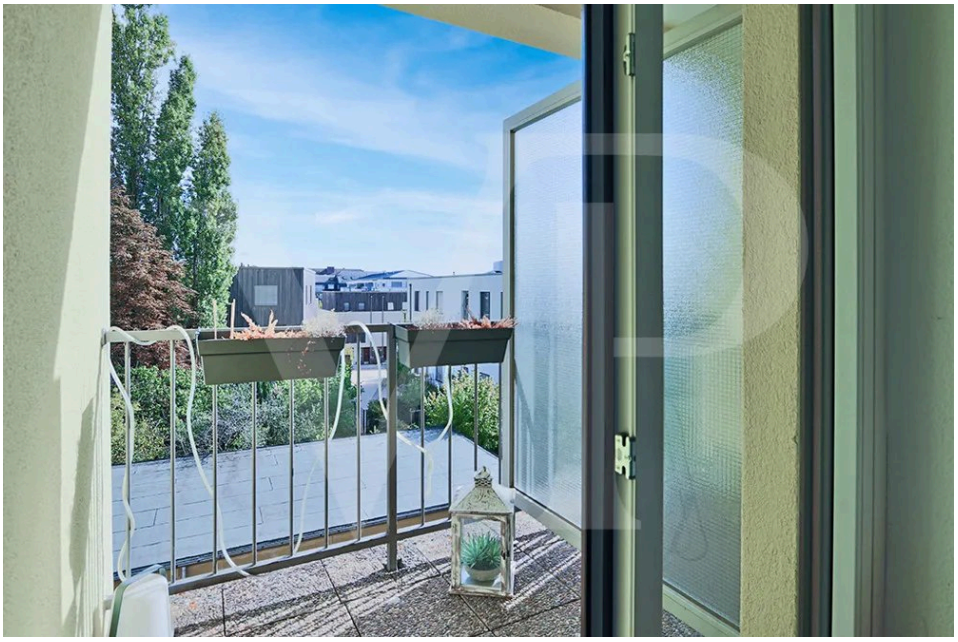
The property





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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

On the 2nd floor of a residence located in the heart of Limpertsberg, Von Poll Real Estate Luxembourg offers you this apartment offering an area of ± 78m² according to the cadastre.

The apartment located at the back of the building benefits from an unobstructed and calm view.

The apartment, without vis-à-vis, very bright with its large windows and its south-east exposure, consists of an entrance hall with built-in wardrobes which leads to the living / dining room, the fully equipped kitchen (possibility of opening onto the living room), the 2 bedrooms, a walk-in shower room with WC and a separate WC. The lodge terrace is accessible from the master bedroom.

The apartment has benefited from renovations in recent years (frame in 2021, sanitary facilities in 2018)

On the technical side, it has parquet and tiled floors, double glazed windows with shutters.
A large cellar (17m²) is part of the sale.
The building has a bike room and no work is to be expected (roof being repaired, boiler recently replaced, facade painting redone).
A closed garage box with electric door and electrical outlet is available as an option.

Its brightness, calm, exposure, layout and location close to all amenities (shops, restaurants, cafes, schools, park, transport, etc.) are assets among others that make this apartment an opportunity to input !

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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/stamp duties at the land register, and any VAT 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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