Lorentzweiler

Single-family house with office space free on 3 sides on the heights of Lorentzweiler

Property ID: LU221953589_1



PURCHASE PRICE: 0 • LIVING SPACE: ca. 236.82 m^2 • LAND AREA: 427 m^2

Property ID: LU221953589_1 - L-7377 Lorentzweiler

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: LU221953589_1 - L-7377 Lorentzweiler

At a glance

Property ID	LU221953589_1
Living Space	ca. 236.82 m²
Roof Type	Gabled roof
Bedrooms	5
Bathrooms	5
Year of construction	2024
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	Auf Anfrage
House	Terrace house
Total Space	ca. 284 m²
Condition of property	Projected
Equipment	Terrace, Guest WC

Property ID: LU221953589_1 - L-7377 Lorentzweiler

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	A
Year of construction according to energy certificate	2024

Property ID: LU221953589_1 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_1 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_1 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_1 - L-7377 Lorentzweiler

The property





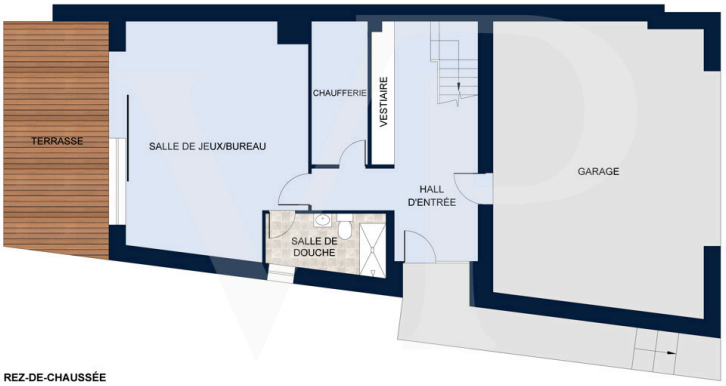
Property ID: LU221953589_1 - L-7377 Lorentzweiler

The property



Property ID: LU221953589_1 - L-7377 Lorentzweiler

Floor plans



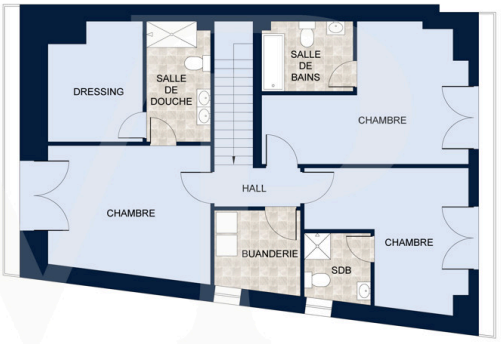
REZ-DE-CHAUSSÉE

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



PREMIER ÉTAGE

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

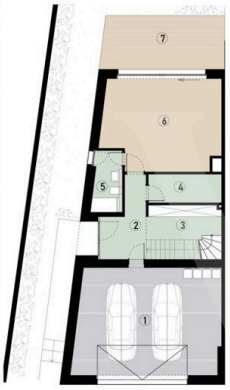


COMBLES

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

MAISON UNIFAMILIALE 249.98 M²

REZ-DE-CHAUSSEE



1. GARAGE	48.01 M²
2. HALL D'ENTREE	9.02 M²
3. VESTIAIRE	12.60 M²
4. CHAUFFERIE	6.51 M²
5. S.D.D.	5.42 M²
6. SALLE DE JEUX/BUREAU	32.23 M²
7. TERRASSE	20.44 M²

ETAGE 01



1. SEJOUR+S.A.M.+CUISINE	66.59 M²
2. HALL	6.68 M²
3. CHAMBRE D'AMIS	10.74 M²
4. S.D.D.	3.04 M²
5. DEBARRAS	3.09 M²
6. TERRASSE	25.26 M²



COMBLES



1. HALL	2.68 M²
2. CHAMBRE	17.82 M²
3. S.D.D.	6.17 M²
4. DRESSING	8.72 M²
5. CHAMBRE	17.47 M²
6. S.D.B.	5.13 M²
7. CHAMBRE	14.01 M²
8. S.D.B.	3.51 M²
9. BUANDERIE	5.44 M²

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.

Property ID: LU221953589_1 - L-7377 Lorentzweiler

A first impression

Single-family house with office space free on 3 sides on the heights of Lorentzweiler

Located on the heights of Lorentzweiler and facing south, this luxury off plan house is ideal for a family wishing to create their own project in a quiet and green area.

Combining modernity and comfort, this luxurious house offers open spaces that can be converted as well as high quality services.

The purchaser will be able to define his fittings* and a wide range of materials will be offered for floor coverings, bathrooms, etc.

The 5 bedrooms, each with its own bathroom, are located on every floor of the house.

A large room on the ground floor with its access to a large terrace can be used as a bedroom, office, hobby-room or office for a liberal profession, for example.

Facing south, both terraces (20 and 25 m²) of the house has access to the garden that will welcome your summer dinner in a cozy and calm atmosphere.

At the technical level, the house will have:

- A heat pump
- Underfloor heating
- Triple glazed frames
- Solar panels to produce hot water
- Double flow ventilation
- Power supply for car charger in the garage

The sale price includes housing VAT of 3% already considered and subject to acceptance of the purchaser's file for the administration.

*Possible supplements to be defined with the promoter

Property ID: LU221953589_1 - L-7377 Lorentzweiler

All about the location

Located in the North-East of the city of Luxembourg, the municipality of Lorentzweiler is ideally placed to welcome a family wishing to settle in a house in a quiet residential area.

The surrounding green areas and the infrastructure of the town allow a multitude of activities around the house.

Lorentzweiler is located in the admission area for the European School of Kirchberg and the train station leads you to Pfaffenthal-Kirchberg station in 13 minutes.

The Walferdange shopping centre is 4.5 km away.
The city of Luxembourg is 8 km away
The airport is 14 km away

Property ID: LU221953589_1 - L-7377 Lorentzweiler

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.

Property ID: LU221953589_1 - L-7377 Lorentzweiler

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Limpertsberg

6, avenue Pasteur, L-2310 Luxembourg
Tel.: +352 26 47 98
E-Mail: limpertsberg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com