Lorentzweiler

Two-family house with large private garden and terrace on the heights of Lorentzweiler

Property ID: LU221953589_2



PURCHASE PRICE: 995.000 EUR • LIVING SPACE: ca. 101.71 m^2

Property ID: LU221953589_2 - 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_2 - L-7377 Lorentzweiler

At a glance

Property ID	LU221953589_2
Living Space	ca. 101.71 m²
Roof Type	Gabled roof
Bedrooms	3
Bathrooms	2
Year of construction	2024
Type of parking	1 x Outdoor parking space, 2 x Multi-storey car park

Purchase Price	995.000 EUR
House	Two-family house
Usable Space	ca. 119 m²
Equipment	Terrace, Guest WC

Property ID: LU221953589_2 - 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 Certificate	Energy demand certificate
Energy efficiency class	A
Year of construction according to energy certificate	2024

Property ID: LU221953589_2 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_2 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_2 - L-7377 Lorentzweiler

The property





Property ID: LU221953589_2 - L-7377 Lorentzweiler

The property



Property ID: LU221953589_2 - L-7377 Lorentzweiler

Floor plans

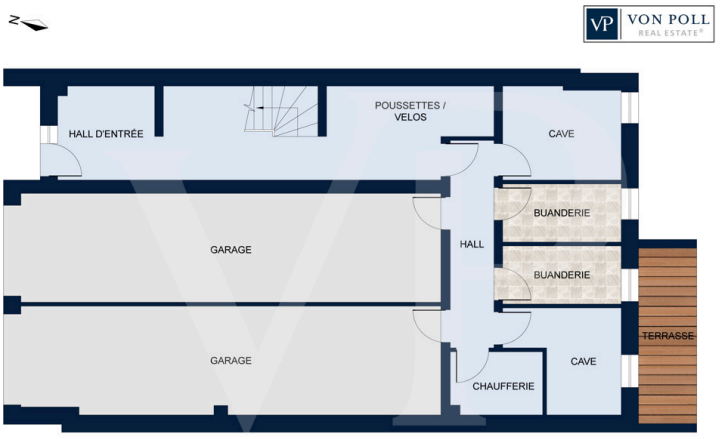


PREMIER ÉTAGE

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



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



REZ-DE-CHAUSSÉE

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.

Property ID: LU221953589_2 - L-7377 Lorentzweiler

A first impression

Two-family house with large private garden and terrace on the heights of Lorentzweiler

This accommodation is available in 2 or 3 bedroom versions.

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

Combining modernity and comfort, this luxurious accommodation 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 both floor coverings and bathrooms, etc.

The 2 bedrooms each have their own bathroom.

A large living room welcomes the dining room and the space for the open kitchen with storage room.

The terrace of + - 33 m² facing south leads you to the private garden in which you will enjoy your summer evenings in a cozy and calm atmosphere.

At the technical level, the two-family 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.

The accommodation is sold with a garage for 2 cars, a cellar and a private laundry room.

*Possible supplements to be defined with the promoter

Property ID: LU221953589_2 - 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_2 - 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_2 - 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