Strassen

Semi-detached house with beautiful garden in a quiet street for sale

Property ID: LU251953750



PURCHASE PRICE: 1.700.000 EUR • LIVING SPACE: ca. 220 m^2 • LAND AREA: 478 m^2

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At a glance

Property ID	LU251953750
Living Space	ca. 220 m²
Bedrooms	6
Bathrooms	3
Year of construction	1973
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	1.700.000 EUR
House	Corner terrace house
Total Space	ca. 308 m²
Equipment	Terrace, Guest WC, Sauna, Fireplace

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Energy Data

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

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The property





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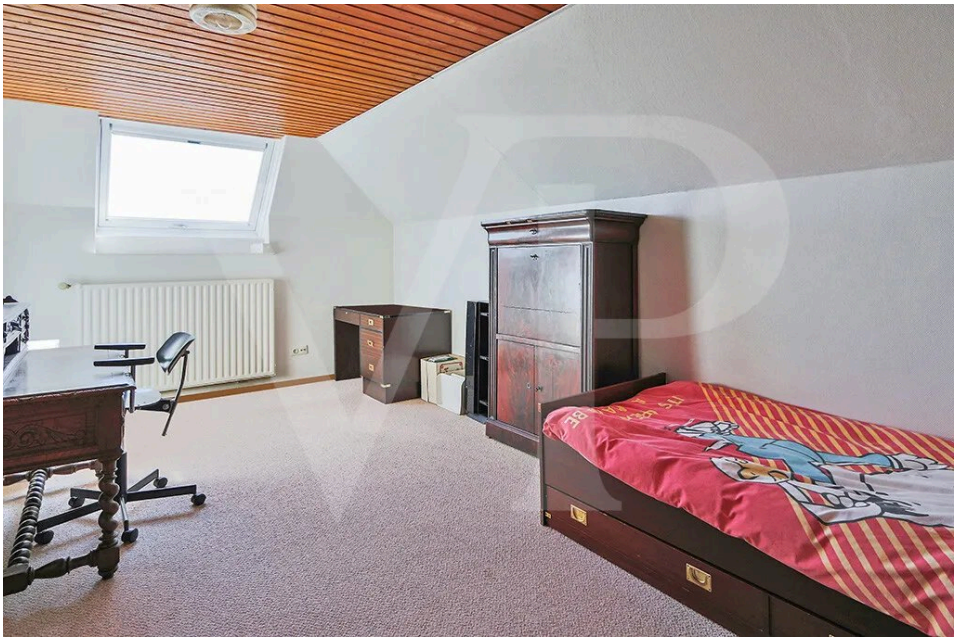




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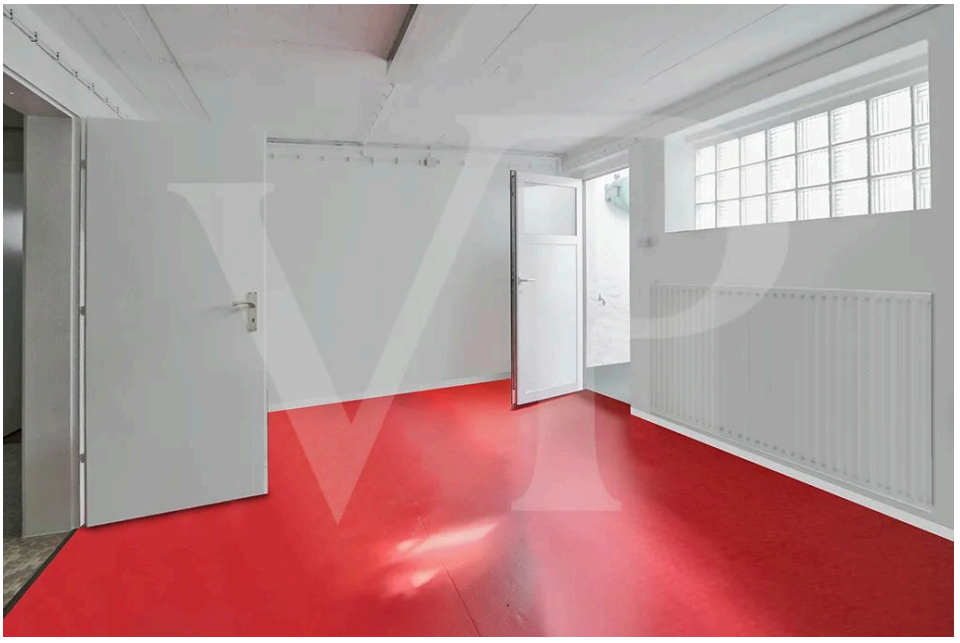




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The property





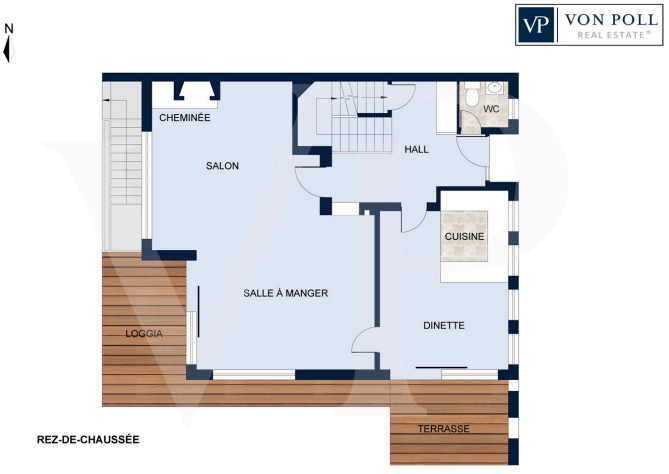
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Floor plans



SOUS-SOL

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



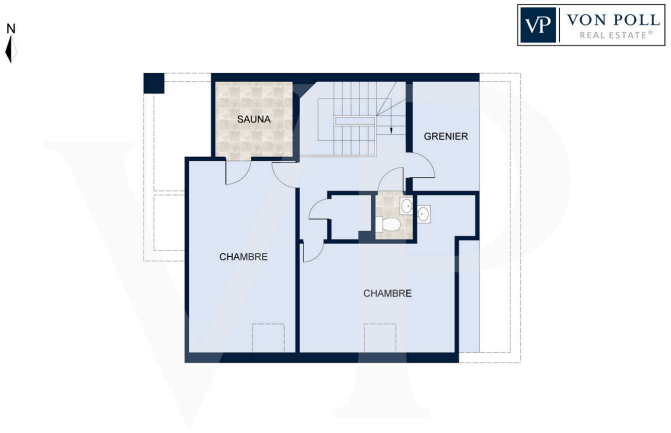
REZ-DE-CHAUSSÉE

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PREMIER ÉTAGE

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DEUXIÈME ÉTAGE

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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

Von Poll Real Estate Luxembourg is pleased to offer for sale this charming house, free on three sides, ideally located in a quiet residential street (30 km/h zone) in the heart of Strassen. With a total surface area of approximately 308 m², including ±220 m² of living space, this property stands out for its spacious rooms and pleasant garden.

The ground floor, with a surface area of 83 m², opens onto a spacious entrance hall with a cloakroom, leading to a large, bright living room of approximately 40 m² with an open fireplace and large windows, as well as a fully equipped kitchen of ±20 m². A guest toilet completes the floor. The living room, kitchen, and even the street offer direct access to the terrace and garden, allowing you to enjoy the outdoors on beautiful sunny days.

The first floor comprises three bedrooms of approximately 12 m² each, a shower room, a separate toilet, and a master suite of ±24 m², with a dressing room, private bathroom, and balcony.

The top floor has two bedrooms (±17 m² and ±21 m²), a shower room, and a sauna area, perfect for relaxing. There is also an attic space on this floor.

The basement comprises a large garage, with space for two additional vehicles in the driveway, a large laundry room, a leisure area with access to the garden (ideal as a hobby room), a storage area, and a utility room.

Perfectly maintained, the house is equipped with gas heating (recent), double-glazed windows with shutters, and tiled and carpeted floors.

Brightness, tranquility, potential, and a privileged location make this property a rare opportunity on the market.

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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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