Leudelange

Bright family home with garden in Leudelange

Property ID: LU261953758



PURCHASE PRICE: 1.345.000 EUR • LIVING SPACE: ca. 175 m^2 • LAND AREA: 378 m^2

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Property ID: LU261953758 - L-3346 Leudelange

At a glance

Property ID	LU261953758
Living Space	ca. 175 m²
Bedrooms	4
Bathrooms	2
Year of construction	1959
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	1.345.000 EUR
House	Corner terrace house
Total Space	ca. 280 m²
Equipment	Guest WC

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Energy Data

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

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The property





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The property





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The property

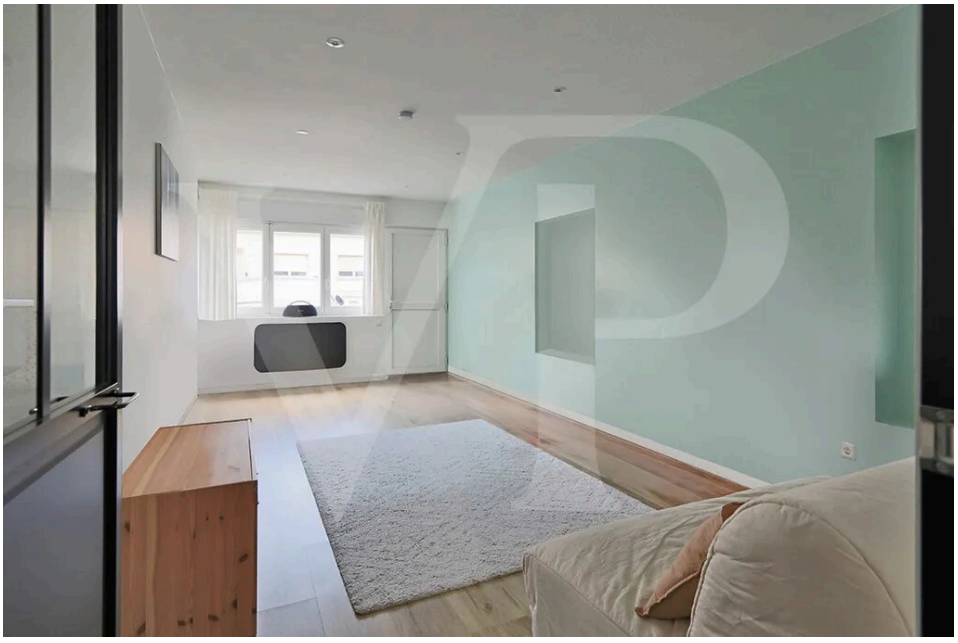




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The property





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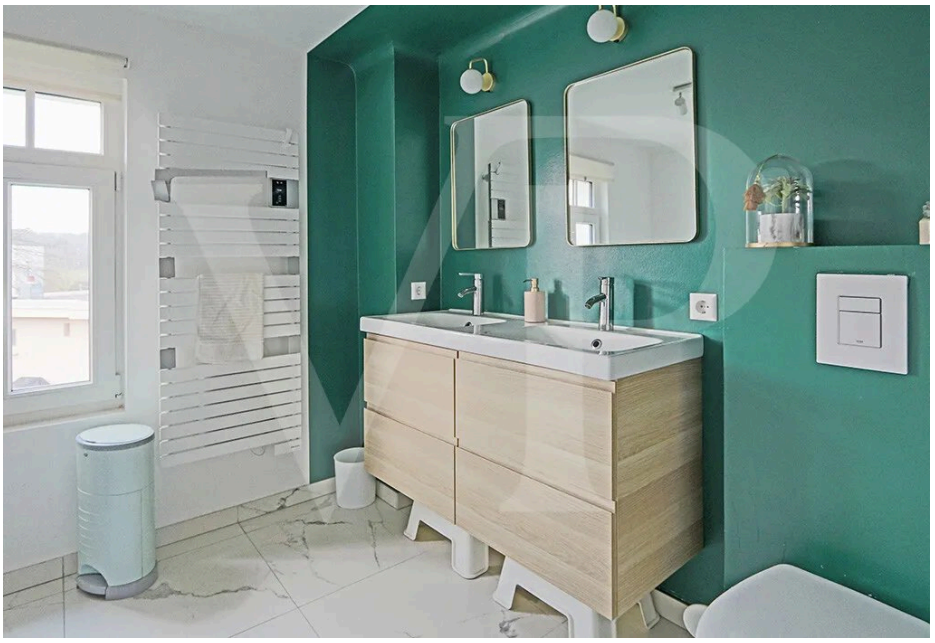
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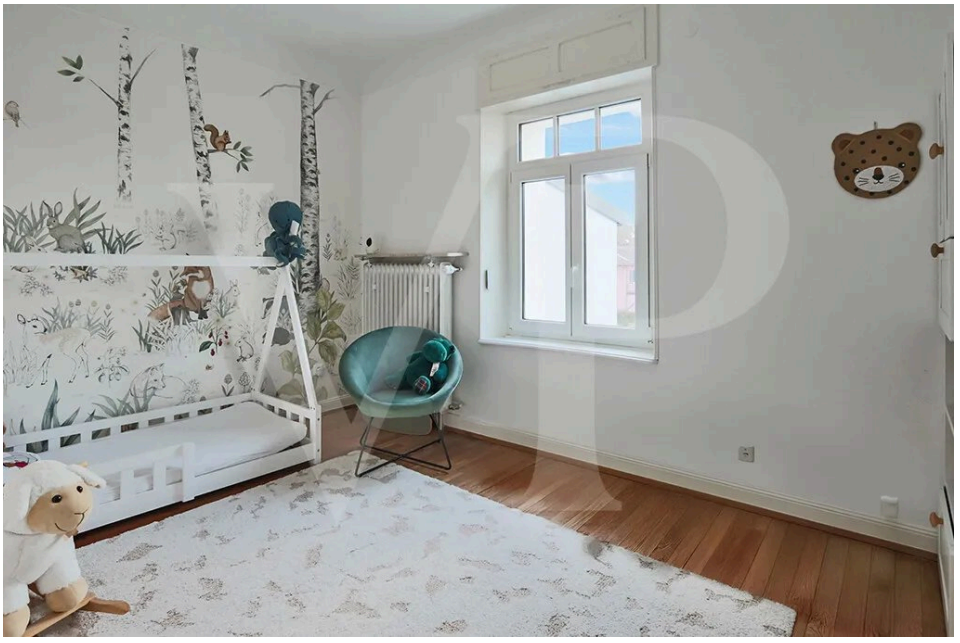




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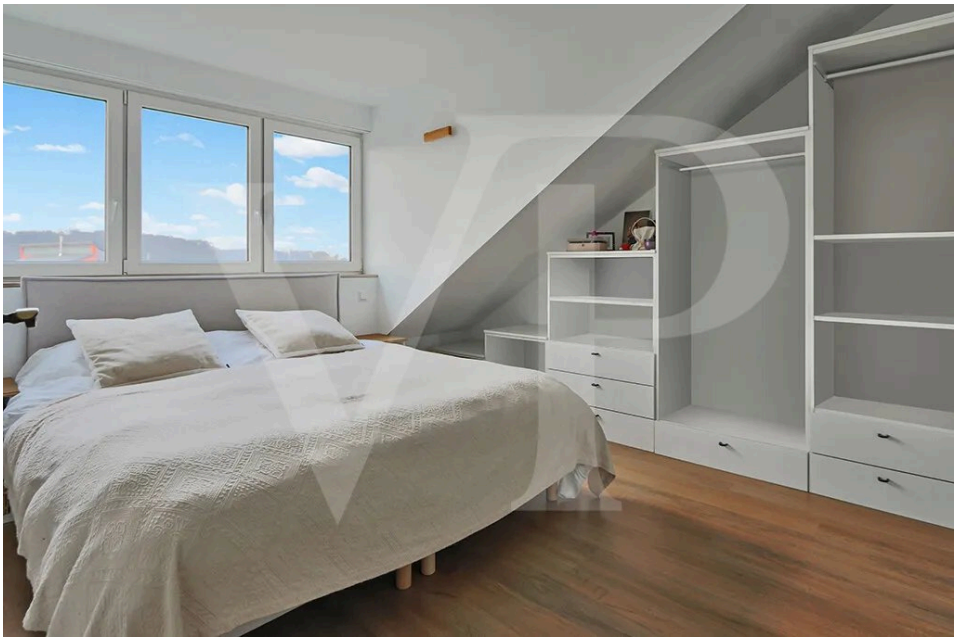
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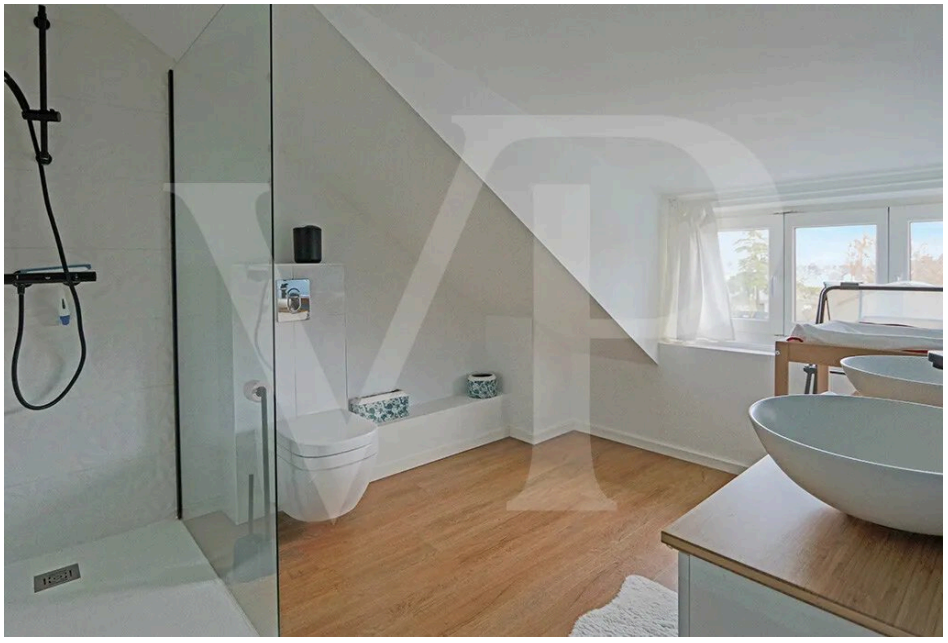




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The property





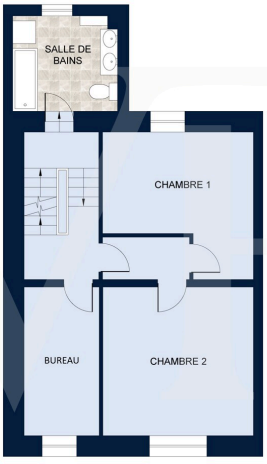
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Floor plans



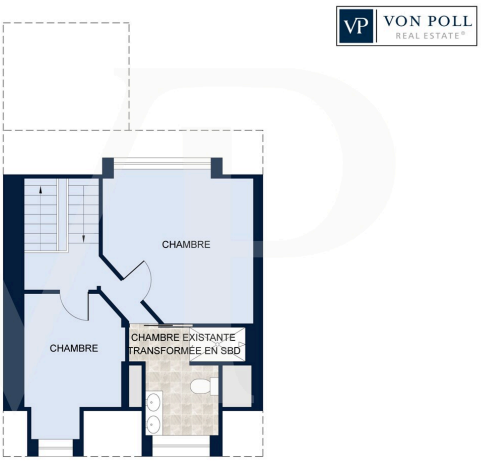
REZ-DE-CHAUSSÉE

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



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 offers for sale this three-sided detached house, fully renovated over the past four years, ideally located in the centre of Leudelange.

With a total surface area of approximately 280 sqm, including around 175 sqm of living space, this property offers well-balanced volumes, excellent natural light and a pleasant garden perfectly integrated into the overall layout.

The ground floor, with a surface area of approximately 80 sqm, comprises an entrance hall leading to a bright living room of around 30 sqm with large openings, as well as a fully equipped kitchen of approximately 10 sqm with an adjoining utility room.

A versatile room of approximately 20 sqm with an independent entrance is a real asset. It can be used as additional living space, an office or for an independent professional activity, making it ideal for a liberal profession, remote working, a practice or guest accommodation. This room benefits from its own electrical panel as well as existing water supply and drainage connections.

A guest WC completes this level, along with an additional garage of approximately 25 sqm, suitable for one vehicle or for storage purposes.

The garden, located on the same level, enjoys good sun exposure and features both a covered and an open terrace, allowing you to enjoy the outdoor space in all seasons.

The first floor comprises two bedrooms (approximately 15 sqm and 12 sqm), a bathroom and an office, ideal for remote working or as an additional bedroom.

The top floor consists of two bedrooms (approximately 19 sqm and 23 sqm) and a shower room. This level offers the possibility of being converted into a master suite with dressing room and private bathroom.

The house also features a cellar including a laundry area and a gas boiler replaced in 2023.

An additional attic space offers further potential for extension.

The property is equipped with gas heating, double glazed windows with electric shutters, as well as refurbished original parquet flooring and tiling. The house is meticulously maintained throughout.

This property represents a rare opportunity in Leudelange, combining comfort,

functionality and a sought after location, making it ideal for a family or for a profession requiring an independent space.

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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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