

A VENDRE



Office

- Surface : 94.21m²
- Disponibilité : immédiate
- Référence : 3736S_Houff_Et1_Bur
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction : 1978

Thermal insulation class



CO2 emissions



Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Cheminée
- Volets Roulants

**FMI**

7 rue des Mérovingiens
8070 Bertrange
+352 24 83 24-1

<https://www.fmi.lu>

info@fmi.lu

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In exclusivity. FOR SALE 3 bedroom apartment in Luxembourg-Bonnevoie at 1.5 km from the city center of Luxembourg and 2 km from the district of Luxembourg-Cloche d'Or! At 100 m from the streetcar line which should be put into service in 2023.
Ideal for family or professional.

Free of any occupation in May 2022.

Video link: <https://youtu.be/B6feZw54yzE>

The apartment is located on the 1st floor of a small residence.

The living area is given for information only and has been calculated excluding walls, partitions, cellar and attic.

You will have :

- 1 Hall with place for integrated storage
- 1 Living/dining room with open fire
- 1 separate equipped kitchen
- 3 Bedrooms, one of which has a small en suite room equipped with water supply and drainage (possibility of easily creating a shower room)
- 1 Shower room with washbasin and Italian shower
- 1 separate toilet
- 1 Cellar
- 1 Attic

You want to know more?

The entrance hall :

The hall distributes all the rooms of the apartment.

Parlophone, secure door with eyepiece, electrical panel, and space for integrated storage

The floor is lined with glass.

The living room / dining room:

This room has a nice surface of +- 29.15 m2 and has an open fire.

The floor is lined with glass.

The equipped kitchen:

The separate kitchen has a surface of +-9.21 m2.

It is fully furnished and equipped.

Its furniture spread over 3 walls makes it a very functional kitchen.

Worktop and credenza in granite.

Floor in anthracite grey vitrocérame.

The kitchen is equipped with :

1 vitroceramic hob, 1 dishwasher, 1 built-in traditional oven, 1 built-in microwave grill, 1 fridge-freezer, 1 hood, 1 sink 1 tray + 1/2 and many storage spaces.

The household appliances are Zanussi brand.

Lighting under the wall units.

The first room:

This room has a surface of +- 11.72 m2

Laminated parquet floor, wood decor.

The second room :

This room has a surface of +- 12.05 m2

Floor laminated wood decor.

The third room :

This room has a surface of +- 17.24 m2

Wooden laminated parquet floor.

Possibility to create a shower room in suite (existing water and draining)

The shower room :

With beautiful Italian shower with rain head, 1 basin sink, wall shelves and 1 towel radiator.

The ground is furnished with anthracite grey tiles

The walls are lined with Tadelack except mosaic near the sink.

Ceiling with recessed spotlights

Motorized ventilation

Separate WC:
Equipped with 1 suspended WC
Mosaic on the walls and floor covered with anthracite grey tiles
Lighting with sensor
Motorized ventilation

Windows:
All windows in the apartment are double glazed, white PVC frames and are equipped with a strap shutter.

The cellar :
It is located on the -1 level of the residence.
It has a surface of +- 3.50 m2.

The attic :
This space is accessible from the common areas of the residence.
Foot of the roof at ground level and ridge of the roof at H: +- 2.85 m.
The surface on the ground is +- 12.60 m2.

The common laundry room:
It is located on the -1 level of the residence.
You will have the space to place your washing machine and your dryer.

Heating:
Each co-owner has his own gas boiler (located on level -1) for his heat and hot water production.
In the apartment, radiators with thermostatic valve.
Year of installation of the private boiler: 2012. Annual maintenance.

Surroundings:
The apartment is located in the district of Luxembourg-Bonnevoie, in full expansion.
Within 500 meters:
Bonnevoie technical high school, doctor's office, bakery, snack bars, restaurants, gas station, car dealers, supermarket, ...
Within 1 km :
Maison relais, omnisport hall, Pharmacy, swimming pool, butcher's shop, cultural center, grocery stores, fitness room, ...

Luxembourg Cloche d'Or : 2 km
French high school Vauban : 2 km
Luxembourg city center : 3 km

Bus, streetcar and train station :
Many bus stops nearby

100 meters from the Howald streetcar line which will be put into service in 2023
700 meters from the Bonnevoie streetcar line which should be in operation in September 2022

Luxembourg Central Station at 1.2 km
Howald station at 1.7 km

By car :
Freeway access to France, Belgium and Germany at 5 minutes

Our opinion:
Close to all amenities, this three bedroom apartment is a great opportunity.

The apartment is currently used as an office, but can be used as an apartment or for professional purposes. (Fiber in the residence)

The location of the apartment will allow you to access quickly on foot to a bus stop and very soon to the streetcar to be in all areas of Luxembourg and surrounding cities.

All the conveniences in the vicinity will avoid you to take your vehicle to do your shopping, drive the children to school,... An appreciable saving of time...

The agency commission is paid by the seller.



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