

## DESCRIPTION

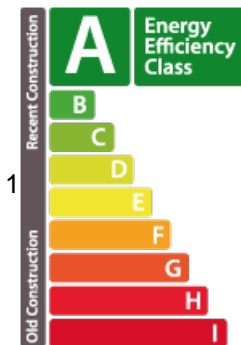
Close to all the city's amenities and located in the beautiful Limpertsberg district, this pleasant, bright apartment is on the 1st floor of a small 3-unit residence with no elevator. South-facing and occupying the entire first floor, it offers large and luminous living areas and excellent amenities: solid wood parquet flooring, high ceilings (+/- 2.80m), very recent fitted kitchen, cogeneration (=no boiler) heating and hot water boiler, windows with integrated shutters and mosquito screens, fiber-optic internet, etc. Here's how it looks: 1st floor:- 26.34m<sup>2</sup> living room- 9.85m<sup>2</sup> fitted kitchen- 1 shower room with WC- 15.84m<sup>2</sup> bedroom- 15.55m<sup>2</sup> bedroom- 1 entrance hall leading to all rooms- 1 balcony of +/-2m<sup>2</sup> facing SOUTH 3rd floor :- 1 bedroom or study of 9.24m<sup>2</sup> on 3rd floor- 1 attic Basement:- 2 cellars (5m<sup>2</sup> and 6 m<sup>2</sup>)- 1 shared laundry room First floor: - 24m<sup>2</sup> garden Amenities: Buses 8 and 30 50m away "Faïencerie" tram stop 800m away Tony Neuman park 50m away Availability at the act

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 2  
Area : 86.63m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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