

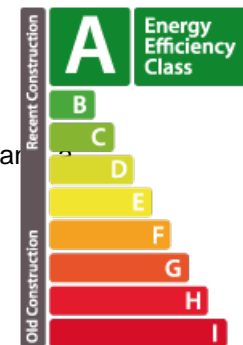


## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, cité MILLEWEE Lot: C3\_0.03 Your real estate agency REAL IMMO offers you this new 2-bedroom apartment with a net living area of 82.43 m<sup>2</sup>, located on the ground floor of the residence. It will seduce you with the superior quality of its finishes, its beautiful spaces, its SOUTH-EAST exposure and its ceiling height of 2.80 m. The apartment consists of an entrance that will lead you to a bright living room open to the kitchen and also giving access to the 7 m<sup>2</sup> terrace and the private garden of 39 m<sup>2</sup>. The night area will offer you 2 bedrooms, a bathroom with WC, a private laundry room and a separate WC. Surfaces (subject to modifications during execution): Living area: 82.43 m<sup>2</sup> Terrace area: 6.98 m<sup>2</sup> Garden area: 39.40 m<sup>2</sup> Weighted area: 89.16 m<sup>2</sup> Mixed VAT price 3 and 17%: €1,175,973.10\*\* VAT at the super reduced rate of 3% subject to conditions and the agreement of the Registration and Domains administration. The price includes: - 1 indoor parking space - 1 pri...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 89.16m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



✓ Real immo

4 rue Michel Rodange L-2430  
+352 691 50 20 20  
info@real-immo.lu  
<https://www.real-immo.lu/en/detail-416>