

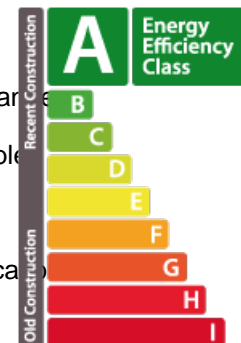


## DESCRIPTION

Exclusively in STRASSEN, the REAL IMMO agency offers this bright, pleasant, and comfortable apartment for rent with a terrace ideally facing southwest. With a net living area of 65.83 m<sup>2</sup>, cleverly distributed, the apartment is located on the 2nd floor of a 12-apartment building and features a large 33 m<sup>2</sup> living room opening onto a fully equipped kitchen. From the kitchen, you will have direct access to the terrace, enjoying an open and unobstructed view of the Bertrange countryside. From the living room, you will also access the sleeping area, distributed around a hall: 1 bedroom (14m<sup>2</sup>) 1 shower room with toilet and double sinks. Delivered in 2021 (CPE A/B/A), it features all modern amenities: underfloor heating, triple glazing, individual mechanical ventilation, security door, etc. A cellar and a private parking space in the basement complete this property. Located just steps from the Strassen Thermal Baths, the apartment enjoys a perfect location combining tranquility and amenities: number...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 1  
Area : 72m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

## CO2 emissions Class



✓ Real immo

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