

# A VENDRE



## Apartment

- Surface : 50.31m<sup>2</sup>
- Disponibilité :
- Référence : 4375S\_Bourgogne\_Vente
- Nombre d'étage(s) : 4
- Etage : 4
- Année de construction : 1988

Thermal insulation class



CO2 emissions



## Caractéristiques

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



FMI

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For sale in Luxembourg-Beggen, 3 km from the city center of Luxembourg. Top floor (4th floor with elevator) of a small condominium with 1 private garage, 1 cellar, and 1 balcony.

**You will have at your disposal:**

- 1 Hall with built-in wardrobe
- 1 Living/dining room
- 1 Balcony adjoining the living room
- 1 Separate fitted kitchen
- 1 Bedroom with VELUX roof window
- 1 Shower room with toilet and sink
- 1 Cellar
- 1 Garage box
- 1 Private space in the shared laundry room

**Want to know more?**The Hallway:

The hallway has a built-in wardrobe with two sliding doors.  
Intercom.

The floor is covered with laminate flooring.  
The hallway leads to all the rooms in the apartment.

## The living room/dining room:

This good-sized room (+/- 24.50 m<sup>2</sup>) faces east.  
The floor is covered with laminate.  
Direct access to the balcony (loggia) from this room.

## The Balcony:

The balcony measures approximately 4.70 x 1.70 (not included in the living area).  
You can easily set up a table and chairs to enjoy sunny days.  
The floor is covered with tiles on pedestals.

## The separate fitted kitchen:

The kitchen measures approximately 2.84 x 1.80 m.  
This room is fully equipped and furnished.

Appliances include an oven, a 4-burner electric hob, an extractor hood, a washing machine, a stainless steel sink with integrated drainer and a fridge with freezer compartment.

A private town gas boiler supplies the apartment with hot water and heating (central heating with radiators).

The floor is covered with laminate.

## The bedroom:

The floor is covered with laminate flooring.  
The floor area of the room is approximately 12.50 m<sup>2</sup> (+/- 3.79 x 3.20 + door opening space of approximately 1 m<sup>2</sup>).  
The area considered as living space should be weighted as part of the room is under a sloping roof.  
A roof window provides natural lighting.

## The shower room:

The shower room (approx. 1.60 x 1.70) is equipped with 1 toilet, 1 sink and medicine cabinet, 1 shower cubicle, and shelves.

The floor is tiled, as are ¾ of the walls.

**And in addition:**Private cellar:

A good size, located on the ground floor of the building.

## Private garage box:

Located on the street side.

Electric door

Shared laundry room:

Located on the ground floor of the building

New installation

If you wish, you can have a private space in the shared laundry room for your washing machine and dryer.

The washing machine is currently installed in the kitchen.

## The apartment's windows:

The windows are double-glazed and equipped with strap shutters.

The VELUX window is equipped with a blackout blind.

**Location:**

Located on a cul-de-sac parallel to the main road, the residence is quiet and free from traffic noise. It is close to a bus stop with connections to Luxembourg City. There is a children's playground nearby on the same street.

**Nearby amenities:**

1.5 km away: Sports center, Espace shopping center, doctors, etc.

**Access:****Bus line:**

Bus stops approximately 250 meters away with numerous lines. You can reach Luxembourg city center in 20 minutes.

**By car:**

Walferdange: 3 km

Luxembourg city center: 3 km

Luxembourg Kirchberg: 4 km

**Our opinion:**

This bright and quiet apartment is located on the 4th and top floor of a small building with an elevator. Set back from the main road, it enjoys a peaceful location while still being close to amenities.

The garage box and cellar are real assets.

For a viewing or further information, please contact your advisor, Ms. Frédérique Fery, at the FMI s.a. real estate agency on 00352 621 29 39 21 (also WhatsApp).

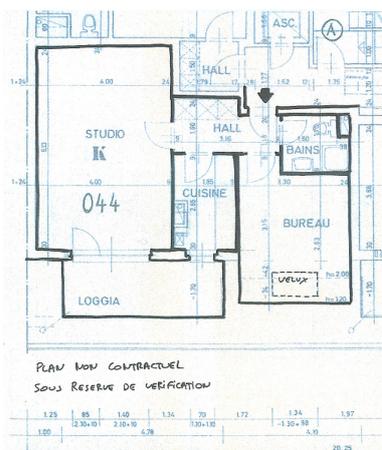
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