LUXEMBOURG-BEGGEN

560 000 euros

A VENDRE







Apartment

- Surface : 50.31m²
- Disponibilité :
- Référence : 4376S_Bourgogne_Vente
- Nombre d'étage(s) : 4
- Etage : 4
- Année de construction : 1988

Thermal insulation class

H

CO2 emmissions

G

Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ascenseur
- 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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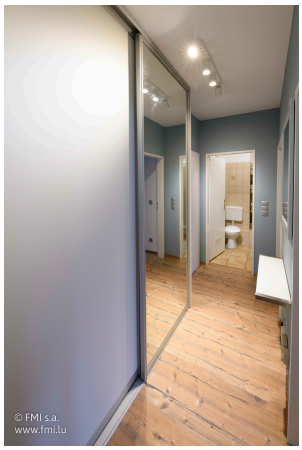
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For sale in Luxembourg-Beggen, 3 km from the city center of Luxembourg. Top floor (4th floor with elevator) of a small condominium with 1 private garage, 1 cellar, and 1 balcony.

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 m²) 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 m² (+/- 3.79 x 3.20 + door opening space of approximately 1 m²).
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:
Located on the street side.
Electric door

Communal 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.
Currently, the washing machine is 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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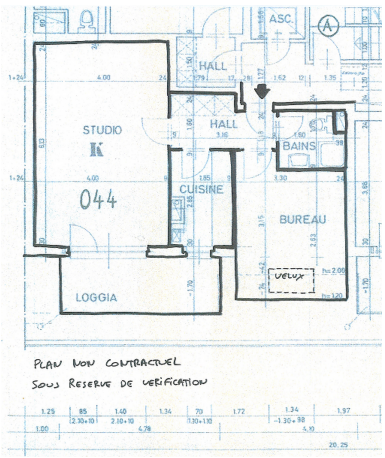
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