

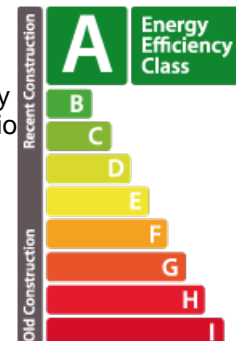


## DESCRIPTION

This property is located on the first floor of a new building, offering a modern and functional setting. It comprises a bright living room with access to the terrace and an open kitchen, an office area or small bedroom, and 2 bedrooms, one with a dressing area. You'll also benefit from a spacious bathroom. A 6.4 m<sup>2</sup> terrace and cellar complete this living space. Parking available:- Indoor: €25,000 excl.- Exterior: €12,000 excl.- Public parking nearby. Technical specifications :- Energy class A-B- Triple glazing- Underfloor heating- Double-flow mechanical ventilation (VMC) For further information or to consult the detailed documentation, please do not hesitate to contact us: Tel: (+352) 95 82 59 - 1 Email: info@immowolz.lu

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 116m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class



### ✓ Template

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