



## DESCRIPTION

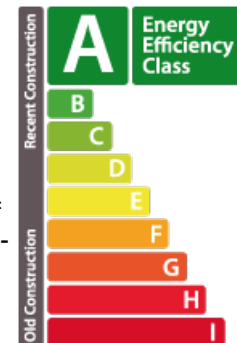
IMMO WOLZ is pleased to present this single-level apartment, located on the ground floor of a contemporary residence built in 2020, offering a modern, comfortable living environment perfectly suited to today's needs. With a living area of approximately 76 m<sup>2</sup>, this property stands out for its functional layout, generous spaces, and magnificent private terrace of 35.25 m<sup>2</sup>, a true extension of the living space, ideal for enjoying sunny days in complete tranquility. The apartment is laid out as follows:- Welcoming entryway with ample space to move around- Bright living room with dining area and fully equipped open kitchen- Direct access to the large terrace from the living room- 2 comfortable bedrooms, including a master bedroom of over 15 m<sup>2</sup>- Shower room - Separate toilet- Large private terrace of 35.25 m<sup>2</sup> The property features recent upgrades, such as:- underfloor heating, - controlled ventilation, - PVC window frames with triple-pane glass, - electric shutters. A private basement and an out...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 2  
Area : 76.21m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

## ENERGY PASS

### Energy class



### Thermal insulation class

**B**

### Template

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