

# A VENDRE



## Apartment

- Surface : 94.21m<sup>2</sup>
- Disponibilité : à convenir
- Référence : 3697S\_Houff\_Et1\_Appart\_3ch
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction : 1978

Thermal insulation class



CO2 emissions



## Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Cheminée
- Volets Roulants



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**In exclusivity. FOR SALE 3-bedroom apartment in Luxembourg-Bonnevoie, 1.5 km from downtown Luxembourg and 2 km from Luxembourg-Cloche d'Or! 100 m from streetcar line.**

Video link :<https://youtu.be/blO7-jMeWGE>

Link to virtual tour :[https://fmi-medias.lu/Virtual\\_Tours/Appart\\_3ch\\_Bonnevoie/tour.html](https://fmi-medias.lu/Virtual_Tours/Appart_3ch_Bonnevoie/tour.html)

The apartment is located on the 1st floor of a small residence with 3 apartments and commercial premises.

Very bright.

The living area is given for information only and has been calculated excluding walls, partitions, cellar and attic.

## You'll find :

- 1 Hall with built-in storage space
- 1 Living/dining room with open fire
- 1 Separate fitted kitchen
- 3 Bedrooms, one with a small en-suite room equipped with water supply and drainage (possibility of easily creating a shower room)
- 1 Shower room with washbasin and walk-in shower
- 1 separate WC
- 1 Cellar
- 1 Attic

Possibility of renting one or more parking spaces in the building opposite: 200.00 Euros / month / space.

The painting of the facades was approved at the General Meeting.

## For more information:

### The entrance hall :

The entrance hall leads to all rooms in the apartment.

Entry phone, security door, electrical panel and built-in storage space.

The floor is covered with ceramic glass.

### Living/dining room:

This room has an attractive surface area of +- 29.15 m2 and features an open fire.

The floor is covered with ceramic glass.

### The fitted kitchen:

The separate kitchen has a surface area of +-9.21 m2.

It is fully furnished and equipped.

Its 3 walls of furniture make it a very functional kitchen.

Granite worktop and credenza.

Floor in anthracite gray ceramic glass.

The kitchen is equipped with :

1 vitroceramic hob, 1 dishwasher, 1 built-in conventional oven, 1 built-in microwave grill, 1 fridge-freezer, 1 extractor fan, 1 single + 1/2 bowl sink and plenty of storage space.

All appliances are Zanussi.

Under-cabinet lighting.

### First bedroom:

This room has a surface area of +- 11.72 m2

Laminated wood parquet flooring.

### Second bedroom :

This room has a surface area of +- 12.05 m2

Wooden laminate flooring.

### The third bedroom :

This room has a surface area of +- 17.24 m2

Wooden laminate flooring.

Possibility of creating a small en-suite shower room (existing water supply and drainage).

### The shower room :

With beautiful Italian shower with rainhead, 1 washbasin basin, wall shelves and 1 towel radiator.

The floor is tiled in anthracite grey.

Tadelack walls except for mosaic near washbasin.

Ceiling with recessed spotlights  
Motorized ventilation

**Separate WC:**

Equipped with 1 wall-hung WC  
Mosaic walls and anthracite grey tiled floor  
Sensor lighting  
Motorized ventilation

**Windows :**

All the apartment's windows are double-glazed, with white PVC frames and are equipped with strap shutters.

**Cellar:**

Located on level -1 of the residence.  
It has a surface area of +- 3.50 m<sup>2</sup>.

**Attic:**

This space is accessible from the residence's common areas.  
Foot of roof at ground level and ridge of roof at H: +- 2.85 m.  
The floor area is +- 12.60 m<sup>2</sup>.

**Common laundry room:**

Located on level -1 of the residence.  
It provides space for your washing machine and dryer.

**Heating:**

Each condominium owner has his or her own gas-fired boiler (located on level -1) for heat and hot water.  
In the apartment, radiators with thermostatic valves.  
Year of installation of private boiler: 2012. Annual maintenance.

**Surroundings:**

The apartment is located in the booming Luxembourg-Bonnevoie district.

Less than 500 meters away:

Lycée technique de Bonnevoie, doctor's surgery, bakery, snack bars, restaurants, gas station, car dealerships, supermarket, ...

Within 1 km:

Maison relais, sports hall, pharmacy, swimming pool, butcher's shop, cultural center, grocery stores, fitness center, ...

Luxembourg Cloche d'Or: 2 km

Lycée français Vauban: 2 km

Luxembourg city center: 3 km

Bus, streetcar and train station :

Numerous bus stops nearby

100 meters from streetcar line

Luxembourg Central Station 1.2 km

Howald station at 1.7 km

By car :

Freeway access to France, Belgium and Germany 5 minutes away

**Our opinion:**

Close to all amenities, this three-bedroom apartment is a great opportunity.

Fiber in the residence

The apartment's location gives you quick access on foot to a bus stop and streetcar to all parts of Luxembourg and surrounding towns.

All nearby amenities mean you don't have to take your car to do your shopping, take the kids to school, etc. An appreciable time-saver...

The agency commission is paid by the seller.

For further information or to arrange a viewing, please contact your FMI s.a. advisor Frédérique FERY on 00352 621 29 39 21 (also WhatsApp).



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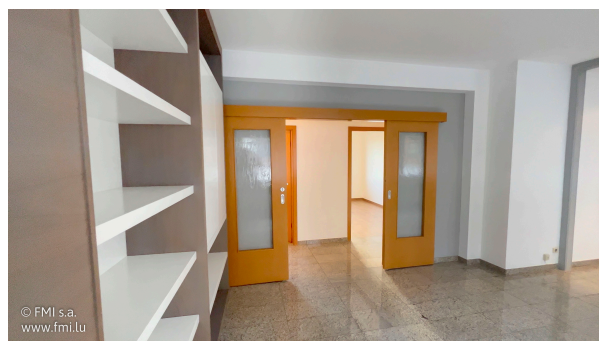
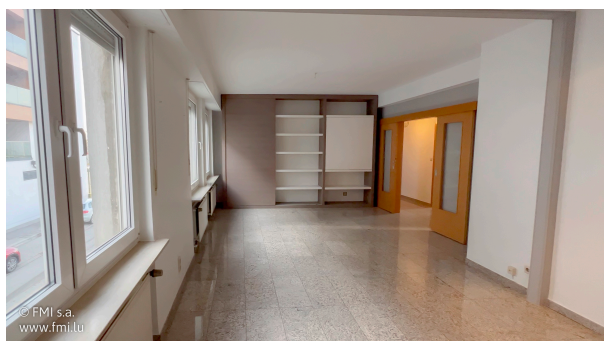
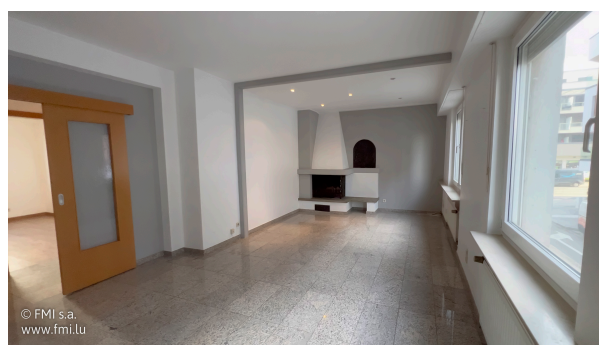
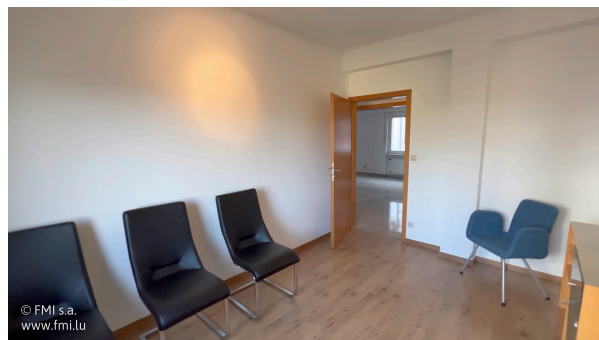


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