

Holzem

# Duplex in two-family house with private garden

Property ID: LU221953581



PURCHASE PRICE: 985.310 EUR • LIVING SPACE: ca. 116,48 m<sup>2</sup>

Property ID: LU221953581 - L-8279 Holzem

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## At a glance

Property ID	LU221953581	Purchase Price	985.310 EUR
Living Space	ca. 116,48 m <sup>2</sup>	Condition of property	Projected
Bedrooms	3	Usable Space	ca. 131 m <sup>2</sup>
Bathrooms	2	Equipment	Terrace, Guest WC
Year of construction	2024		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	A+
Power Source	Gas		
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



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## A first impression

The house is made up of two duplex apartments, with a central staircase as a connecting element between the floors for the apartment on the ground floor and that on the first floor. On the ground floor the duplex is composed of an open space with living room, kitchen and dining room. This south-facing space is bathed in light. A large bay window provides direct access to the terrace and private garden. On this floor is also the master suite. Upstairs, 2 bedrooms, 1 shower room and a separate WC. A laundry room and a storage room complete this property. The terrace covers an area of +/- 30m<sup>2</sup> and offers a comfortable atmosphere with a view of the garden of +/- 121m<sup>2</sup>. An indoor parking space and a cellar complete this property.

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## All about the location

Mamer is located west of the City of Luxembourg. The town is connected to the road network by the national road Luxembourg - Arlon. The A6 Luxembourg-Brussels crosses it, its access being between Capellen and Mamer. Close to the European School Luxembourg II, known as ESL2. Holzem is a section of the municipality of Mamer. This village has the advantage of the tranquility of the countryside, close to the main roads.



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## Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications. The notary fees and registration fees in the land register are borne by the buyer. The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

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## Contact partner

For further information, please contact your contact person:

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