

Holtz

## Recent 3-sided house for sale

*Property ID: LU251953727*



**PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 145 m<sup>2</sup>**

Property ID: LU251953727 - L-8820 Holtz

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## At a glance

Property ID	LU251953727	Purchase Price	895.000 EUR
Living Space	ca. 200 m <sup>2</sup>	Condition of property	Like new
Rooms	5	Equipment	Terrace, Guest WC
Bathrooms	2		
Year of construction	2018		
Type of parking	1 x Outdoor parking space, 1 x Garage		

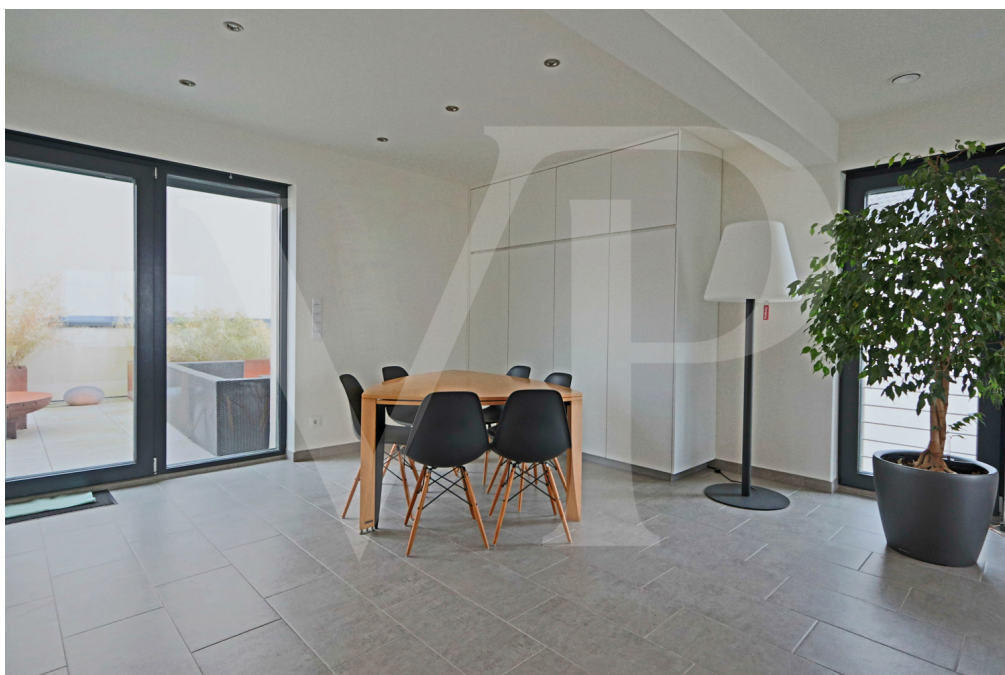
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## Energy Data

Power Source	Air-to-water heat pump	Energy efficiency class	B
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



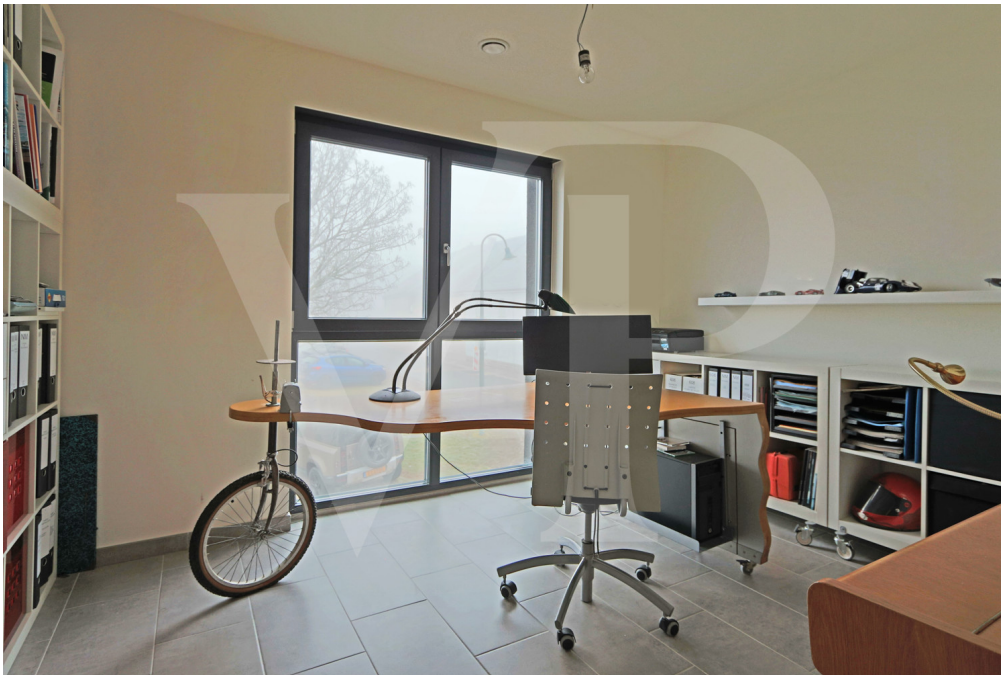
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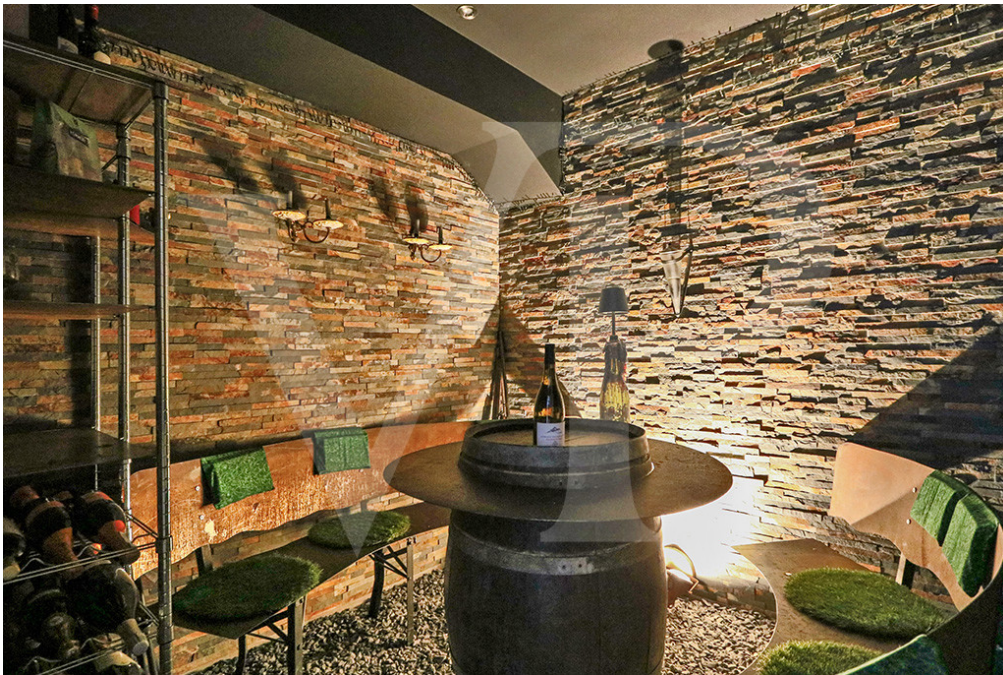
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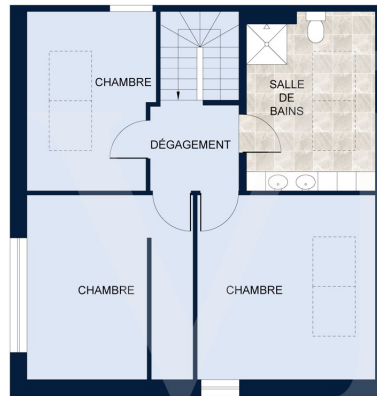
## Floor plans



Les plans sont fournis à titre d'information et ne sont pas contractuels



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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In the charming village of Holtz, Von Poll Real Estate Luxembourg offers you this magnificent modern luxury house in a quiet, traffic-free street. Set on a 1.45-acre plot, this property offers a living space of approx. 200 m<sup>2</sup> spread over 3 levels. Thanks to its large bay windows, the house benefits from plenty of natural light, both in the living room and in the bedrooms. The location is perfect for a family, with a playground right in front of the house, a relay home nearby, wonderful walks in the surrounding area, and a peaceful setting offering great tranquility. The first floor comprises an entrance hall with coat closet, a separate toilet, a wine cellar, and a space that could be converted into an independent office, studio or business premises. On the 1st floor, you'll find an office or guest bedroom, a large, bright living room and an open-plan kitchen. Access to a large south-facing terrace is also possible from this floor. The top floor features 3 bedrooms sharing a bathroom. A garage and carport complete the property. In terms of equipment, this modern home offers quality finishes, such as energy-efficient windows with electric shutters, underfloor heating and VMC.

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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:

VON POLL REAL ESTATE Limpertsberg

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