

# A VENDRE



## Apartment

- Surface : 58m<sup>2</sup>
- Disponibilité :
- Référence : 4345S\_Anatol\_F
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction :

## Caractéristiques

- Double vitrage
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ascenseur
- Volets Roulants

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**FOR SALE in residential area Luxembourg-Bonnevoie. 1-bedroom apartment with balcony, cellar and garage box! 1st floor, with elevator, of a small, very well-maintained residence.**

Free of any occupant !!!

**The apartment has :**

- 1 Private hall
- 1 Living/dining room with balcony
- 1 Separate fitted kitchen
- 1 Shower room with WC
- 1 Garage Box
- 1 Cellar

**Want more details?**

**The lobby :**

The hall distributes all the rooms in the apartment.

**The main room :**

This room has a generous surface area of +- 22.5 m2.

The floor is in solid wood parquet. A large bay window brings plenty of light into this south-east-facing room. A glass door gives access to the balcony.

**The balcony:**

The balcony is +- 4 m2.

No vis-à-vis !!!

**Separate fitted kitchen:**

You will have at your disposal: 1 stainless steel sink with integrated drainer, 1 vitroceramic hob with 4 cooking zones, 1 built-in traditional oven, 1 hood, 1 fridge, 1 3-drawer freezer, 1 dishwasher, 1 washing machine and storage space.

An extension of the worktop serves as a table.

The kitchen also faces south-east.

**The shower room :**

Equipped with: 1 shower, 1 WC, 1 washbasin and 1 heated towel rail.

The room is fully tiled (floor and walls).

**Bedroom:**

The bedroom has a surface area of 13.75 m2. There's plenty of room for a full-size bed, bedside tables and a large wardrobe.

The double-glazed window is equipped with a shutter and chain-controlled blind.

Solid wood parquet flooring.

**Garage box:**

Located at the rear of the building, the private garage has a motorized door that can be opened by remote control. Very practical!

**Cellar :**

The cellar is located on the first floor of the building. It is accessible from both the main hall and a door at the rear of the building.

Double-glazed windows, shutters

Completely refurbished facade

**Surroundings:**

The apartment is located in the residential area of Bonnevoie, in a quiet residential street.

**Within walking distance (less than 1 km):**

P.T., Banks, Supermarket, Bakery, Restaurants, Maison Relais, Crèches, Doctors, Veterinarians, Pharmacy.

Luxembourg city center: 3 km

Luxembourg train station :

**Location:**

Bus :

300 m, "Anatole France" bus stop, with bus routes 2 and 74.

At 300 meters, "Jean Jacoby" bus stop, with bus lines 2, 7 and 74.

Amenities :

400 m: Bakery and pizzeria.

1 km: Bonnevoie pre-school and primary school, sports hall, swimming pool, crèche and supermarket.

2.2 km from Luxembourg train station  
3 km from Boulevard Royal  
5 km from the Cloche d'Or district  
10 km from the Kirchberg district

Energy passport pending.

For visits or further information, please do not hesitate to contact your FMI s.a. advisor Frédérique FERY on 00352 621293921 (also WhatsApp).



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