



BRESSAGLIA  
IMMOBILIÈRE

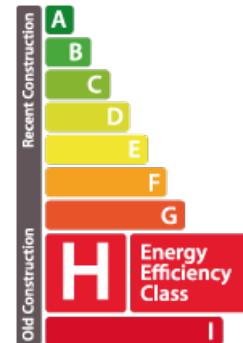


## DESCRIPTION

Attractive 120 m<sup>2</sup> apartment on the second floor of a well-kept residence in the sought-after Bel Air district, close to Luxembourg city center. The apartment has:- Welcoming entrance hall with built-in cupboards- Bright dining room with direct access to two terraces, offering a beautiful outdoor space- Large living room with office area (possibility of creating a third bedroom)- Fully equipped kitchen (integrated washing machine) with access to the balcony at the rear of the building- Two large bedrooms (15m<sup>2</sup> and 19m<sup>2</sup>) with several built-in wardrobes- Bathroom with bath, shower and WCA- Large closed garage and a private cellar complete this property. The apartment benefits from a privileged location, close to all amenities: shops, restaurants, schools, bus stop, Centre Hospitalier de Luxembourg, as well as the city center and its many cultural activities.

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 120m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## CO2 emissions Class

**H**

### ✓ Bressaglia

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