



## DESCRIPTION

Bright and well-appointed, this property comprises 2 bedrooms, a shower room, separate toilet, a storage room, as well as a spacious living-dining room with direct access to the balcony and an open-plan fitted kitchen. You'll also benefit from 2 indoor parking spaces, a cellar and an outdoor parking space. Discover this peaceful, unoverlooked apartment with exceptional panoramic views, located in a charming residence of just 6 units. Enjoy the comfort of an A-B energy class, thanks to its heat pump, underfloor heating, triple glazing and mechanical ventilation. Please contact us to arrange a viewing or if you have any further questions.

## CHARACTERISTICS

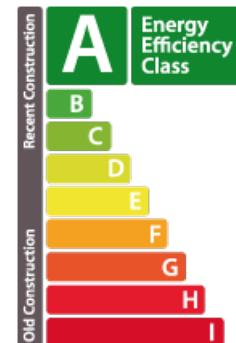
Number of pieces : -  
Nb. chamber (s) : 2  
Area : 83.41m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

### ✓ Template

📍 55 Rue Grande-Duchesse Charlotte 9515  
☎ +352 95 82 59-1  
✉ info@immowolz.lu  
🌐 <https://www.immowolz.lu/en/detail-8013>

## ENERGY PASS

### Energy class



### Thermal insulation class

**B**