



## DESCRIPTION

REAL IMMO is pleased to offer you this apartment-duplex in future construction (VEFA) located in the pretty country village of Sandweiler. This apartment-duplex occupies the last 2 floors of a two-family house at 36B rue Michel Rodange in Sandweiler. Here is its composition: Floor 1:- 1 large living room-kitchen of 42m<sup>2</sup> with access to 1 balcony- 1 office or bedroom- 1 bedroom with access to a balcony- 1 bathroom- 1 separate toilet Floor 2 :- 2 bedrooms- 1 bathroom- 1 separate toilet Positive points of the apartment:- 2 parking spaces (1 indoor and 1 outdoor) included in the price- Elevator serving the 2 levels of the apartment and the basement- 2 balconies- Optimal orientation SOUTH-WEST- 1 large cellar- Energy class AAA- Triple glazing- Individual double flow ventilation- Floor heating- Sanitary facilities of major brands (Villeroy-Boch, Hansgrohe, Kaldewei, etc) Price: EUR 1.460.000,- including 17% VAT. In case of acquisition for the purpose of main residence by the purchasers, the super re...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 4  
Area : 152m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



✓ Real immo

📍 4 rue Michel Rodange L-2430  
☎ +352 691 50 20 20  
✉ info@real-immo.lu  
🌐 <https://www.real-immo.lu/en/detail-346>