



## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, cité MILLEWEE Lot: C3\_0.02 Your real estate agency REAL IMMO offers you this new 2-bedroom apartment with a net living area of 83.45 m<sup>2</sup>, located on the ground floor of the residence. It will seduce you with the superior quality of its finishes, its beautiful spaces, its EA exposure and its ceiling height of 2.80 m. The apartment consists of an entrance that will lead you to a bright living room open to the kitchen and also giving access to the 6 m<sup>2</sup> terrace and the private garden of 38 m<sup>2</sup>. The night area will offer you bedrooms, a bathroom with WC, a private laundry room and a separate WC. Surfaces (subject to modifications during execution): Living area: 83.45 m<sup>2</sup> Terrace area: 5.66 m<sup>2</sup> Garden area: 37.68 m<sup>2</sup> Weighted area: 89.48 m<sup>2</sup> Mixed VAT price 3 and 17%: €1,171,614.48\*\* VAT at the super reduced rate of 3% subject to conditions and the agreement of the Registration and Domains administration. The price includes: - 1 indoor parking space - 1 private c...

## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 89.48m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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