



## DESCRIPTION

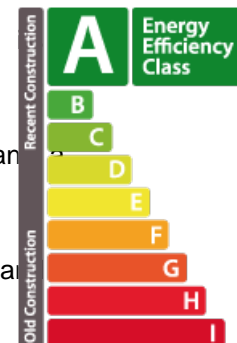
New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE cityLot: C3\_0.04Your real estate agency REAL IMMO offers you this new 2-bedroom apartment with a net living area of 86.29 m<sup>2</sup>, located on the ground floor of the residence. It will seduce you with the superior quality of its finishes, its beautiful spaces, SOUTH-WEST 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 15 m<sup>2</sup> terrace and the 27 m<sup>2</sup> private garden.The night area will offer you 2 bedrooms, a bathroom with WC, a private laundry room and a separate WC Surfaces (subject to modifications during execution):Living area: 86.29 m<sup>2</sup>Terrace area: 15.38 m<sup>2</sup>Garden area: 27.37 m<sup>2</sup>Weighted area: 95.18 m<sup>2</sup>Mixed VAT price 3 and 17%: €1,253,471.16\*\*VAT at the super reduced rate of 3% subject to conditions and the agreement of the Registration administration.The price includes:- 1 indoor parking space- 1 priv...

## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 95.18m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**A**

✓ Real immo

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