



## Local pour profession lib?rale à vendre

62.00 m<sup>2</sup> 2 chambre(s)  
Luxembourg-Merl

660 000 €



## DESCRIPTION

In the sought-after residential neighborhood of Merl, which is both central and peaceful, this bright and carefully renovated space offers a great opportunity to run a private practice in an elegant and welcoming setting. Located on the ground floor of a small, well-maintained condominium, the apartment combines the charm of a warm interior with the comfort of a rational layout, conducive to both concentration and interaction. The entrance sets the tone: quiet solid wood flooring, southwest light filtered by fine curtains, immaculate white walls... The atmosphere is immediately soothing. The main living room, comfortable and modular, is perfect for a waiting room or consultation office. The second bedroom, with direct access to the terrace, can be adapted as needed: additional workspace, private room, relaxation area. The 12 m<sup>2</sup> outdoor terrace, with no neighbors opposite, is a real asset—a breath of fresh air in the heart of the city. It is composed as follows: Entrance hall 20 m<sup>2</sup>...

## DETAILS DU BIEN

Nombre de chambre(s) : **2**

Surface : **62.00 m<sup>2</sup>**

Terrain : -

Balcon : -

Terrasse : **12 m<sup>2</sup>**

Jardin : -

Garage(s) : -

Parking(s) souterrain(s) : -

Parking(s) : -

Parking collectif : -

Année de construction : **1965**

Disponibilité : **? convenir**

Nombre d'étage : **4**

Etage : -

Rénové : **non**

Meublé : **non**

✓ **RE/MAX FORUM**

📍 **154, avenue du X Septembre, L- 2550 Luxembourg**



✉ **forum@remax.lu**



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## DIAGNOSTICS ENERGETIQUES

### Indice énergétique



### Indice isolation

