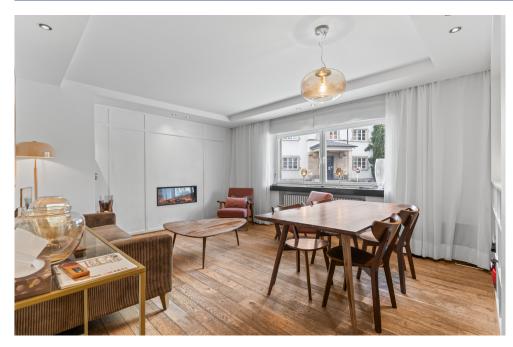


Local pour profession lib?rale à vendre

vendre
62.00 m² 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? 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?...

DETAILS DU BIEN

Nombre de chambre(s) : 2 Surface : 62.00 m²

Terrain : -Balcon : -

Terrasse: 12 m²

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**

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DIAGNOSTICS ENERGETIQUES

Indice énergetique



Indice isolation

