



**Apartment**  
80m<sup>2</sup> 2 Bedroom(s)  
Luxembourg-Gare

**790 000€**



## DESCRIPTION

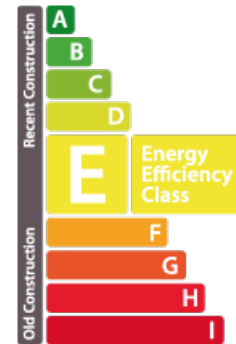
Prix Négociable - Apartment/Office Avenue de la Gare This 80 square meter apartment offers many advantages for its future occupants. With an entrance hall, separate kitchen, living room, two bedrooms and bathroom, it offers a well-appointed, functional space. The high ceilings and abundant natural light give this space a pleasant, bright atmosphere. What's more, its immediate proximity to the Place de Paris streetcar stop and just a few hundred meters from the main train station make it an ideal location for those who need to get around the city easily. The versatility of this apartment, which can also be used as an office, is an added advantage that could be of interest to a variety of buyers or tenants. Located on the third floor without elevator, benefiting from a cellar, this apartment also offers additional storage space. What's more, its immediate availability makes it an attractive opportunity for those looking to move in quickly. For more information, call 26 26 40

## CHARACTERISTICS

Number of pieces : 5  
Nb. chamber (s) : 2  
Area : 80m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



✓ Immoneuf

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