



Office
138m² 5 Bedroom(s)
Luxembourg-Centre

1 295 000€



DESCRIPTION

ENERGY PASS

Duplex on the fourth floor - completely renovated with care
Located in a mixed-use building, this property benefits from a dual potential: residential and/or professional use. In particular, this status enables a self-employed person or a company to establish its offices here, while retaining a comfortable living environment. This flexibility of use represents a real opportunity for an investor or a purchaser wishing to combine private life and professional activity.
This superb duplex, located on the fourth floor of a small residence with no elevator, was completely renovated in 2017 using quality materials. It features warm parquet flooring throughout, double-glazed windows with electric shutters, and a layout designed for comfort and elegance. The first level comprises four bedrooms, one of which has been converted into an office with access to a balcony overlooking an inner courtyard. This room, equipped with a sofa bed (formerly a children's room), can be used as an additional bedroom...

CHARACTERISTICS

Number of pieces : 11
Nb. chamber (s) : 5
Area : 138m²
Nb. of bathrooms : 3
Equipped kitchen : Non



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