



**Duplex**  
120m<sup>2</sup> 3 Bedroom(s)  
Calmus

**669 000€**



## DESCRIPTION

Do you dream of living in a place where the sounds of nature replace the hustle and bustle of the city? This advert is an invitation to discover an exceptional place. The House Dream real estate agency offers you this exclusive duplex apartment with a living area of 120m<sup>2</sup>, located in Calmus in the commune of Saeul, 24 minutes from Luxembourg City. The property is composed as follows: Second floor: Entrance hall Bedroom Separate toilet with washbasin Separate fitted kitchen Living room +30m<sup>2</sup> Dining room +22m<sup>2</sup> Storage room Second floor: Night hall 2 bedrooms Bathroom with bath, shower, double washbasin and WC. Imagine an extra space, a personal oasis hidden at the top of your home. This attic, designed to meet your needs, can be transformed into an office, a meditation room or an extension of your living space. The property also features a closed garage box for 2 cars, and an outdoor parking space. Don't hesitate to contact us if you have a property for sale or rent! We're always on the lookout for apa...

## CHARACTERISTICS

Number of pieces : 7  
Nb. chamber (s) : 3  
Area : 120m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

## ENERGY PASS

### Energy class



### Thermal insulation class

**F**

### CO2 emissions Class

**E**

✓ House dream

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🌐 <https://www.housedream.lu/en/detail-699>