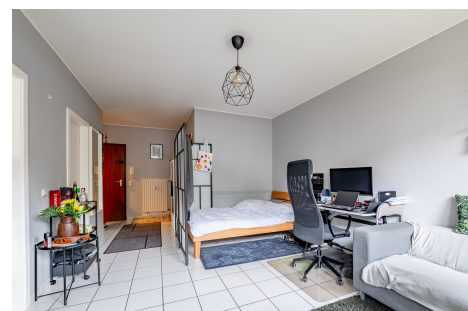
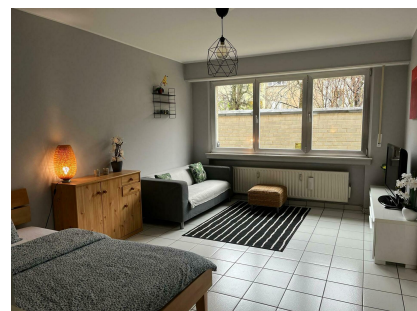




**Studio**  
36.5m<sup>2</sup>  
Luxembourg-Gare

**390 000€**



## DESCRIPTION

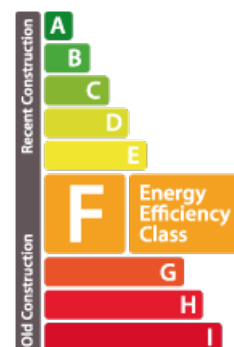
House Dream is proud to present this exclusive 36.5m<sup>2</sup> studio on the second floor of a building in Luxembourg City, just a 3-minute walk from the streetcar and Luxembourg train station, offering easy access to the city center and Kirchberg. Currently under lease for 1350 euros monthly, this property presents an attractive investment opportunity. The property is composed as follows: Entrance hall, independent fitted kitchen with access to balcony, living room, bathroom with bath, washbasin and WC, storage room. To complete this offer, the property also has a cellar. Agency fees are payable by the seller. Don't hesitate to contact us if you have a property for sale or rent! We are constantly on the lookout for apartments, houses and building plots for sale or rent for our existing clientele. We are also available on Saturdays for visits, depending on the owners' availability. To obtain your loan, our relationships with our financial partners will enable you to get the best conditions. Please visit our web...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 36.5m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

## ENERGY PASS

### Energy class



### Thermal insulation class

**F**

✓ House dream

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🌐 <https://www.housedream.lu/en/detail-955>