

# APARTMENT

## BERGEM

REF. 9051

493 000 €

1 bedrooms

65m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index H



Your Unicorn real estate agency offers you this exclusive apartment with a living area of 65.45 m<sup>2</sup>. Located on the first floor of a small, well-maintained condominium in Bergem, it offers a pleasant living environment in a quiet, residential setting.

It comprises an entrance hall with corridor, a spacious living room of over 26 m<sup>2</sup> opening onto a beautiful private south-east-facing terrace, with direct access to the garden. The 6.6 m<sup>2</sup> kitchen is fully equipped and in good condition. The bedroom is around 15 m<sup>2</sup> and can easily accommodate a double bed and furniture. The shower room, renovated in 2023, features a modern Italian shower and recent furniture. A small storeroom completes the interior space.

The apartment also benefits from a 7 m<sup>2</sup> private cellar and two parking spaces.

The building dates from 1986 and comprises six units.

The apartment is available immediately.

For further information or to arrange a viewing, please do not hesitate to contact our agency on +352 26 54 17 17.

<https://www.new.unicorn.lu/en/detail-9051-vente-appartement-bergem>



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