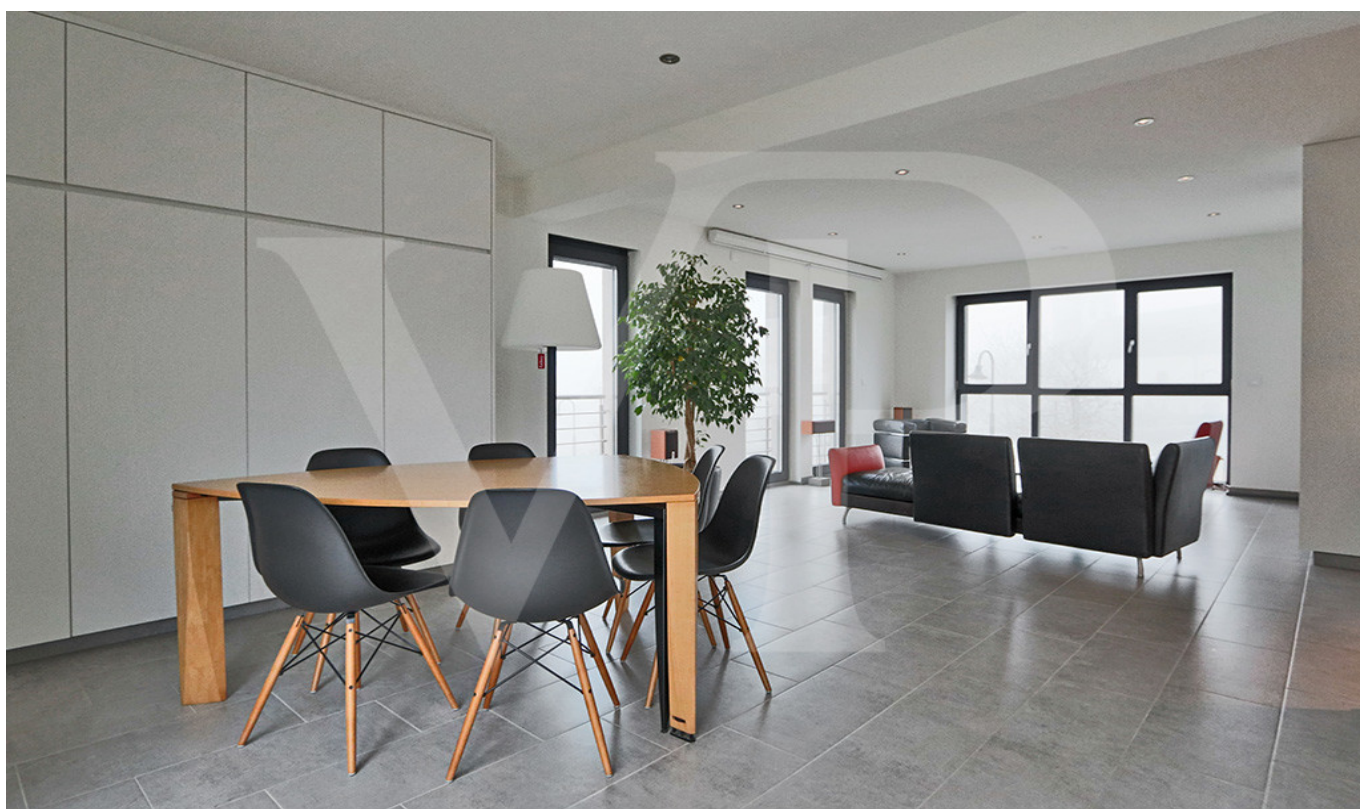


Holtz

Recent 3-sided house for sale

Property ID: LU251953727



PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 200 m² • ROOMS: 5 • LAND AREA: 145 m²

Property ID: LU251953727 - L-8820 Holtz

- At a glance
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Property ID: LU251953727 - L-8820 Holtz

At a glance

Property ID	LU251953727
Living Space	ca. 200 m²
Rooms	5
Bathrooms	2
Year of construction	2018
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	895.000 EUR
Condition of property	Like new
Equipment	Terrace, Guest WC

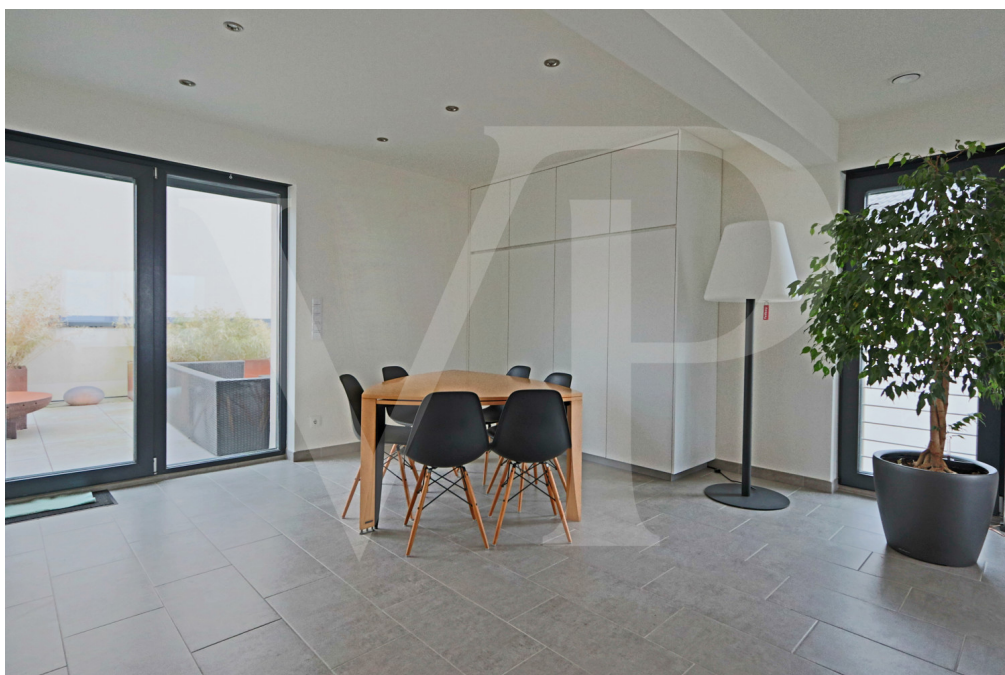
Property ID: LU251953727 - L-8820 Holtz

Energy Data

Power Source	Air-to-water heat pump	Energy efficiency class	B
Energy information	At the time of preparing the document, no energy certificate was available.		

Property ID: LU251953727 - L-8820 Holtz

The property



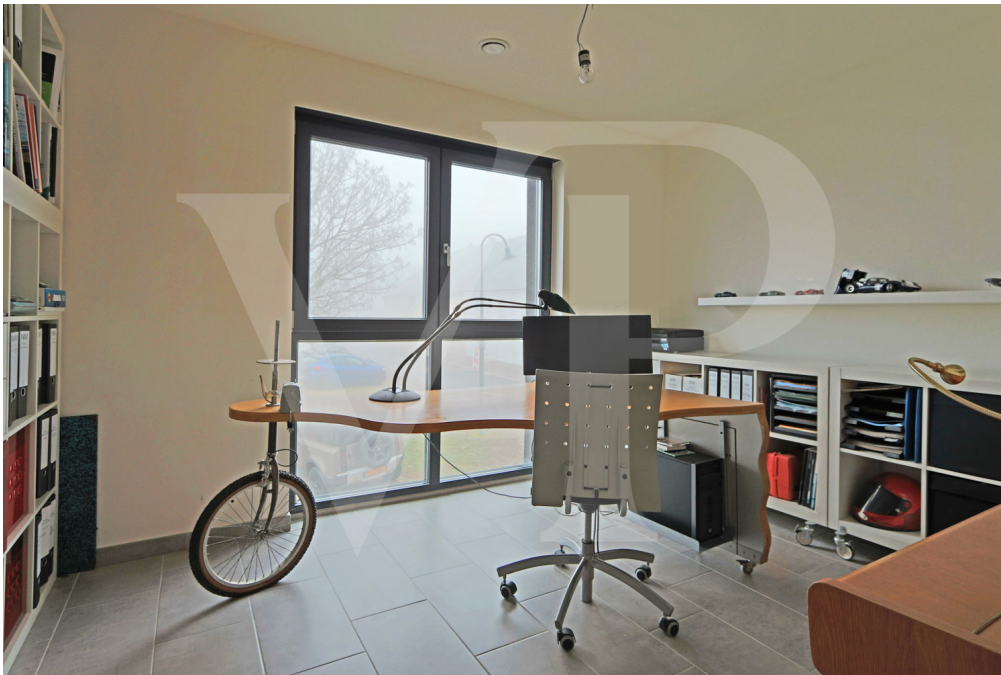
Property ID: LU251953727 - L-8820 Holtz

The property



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The property



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The property



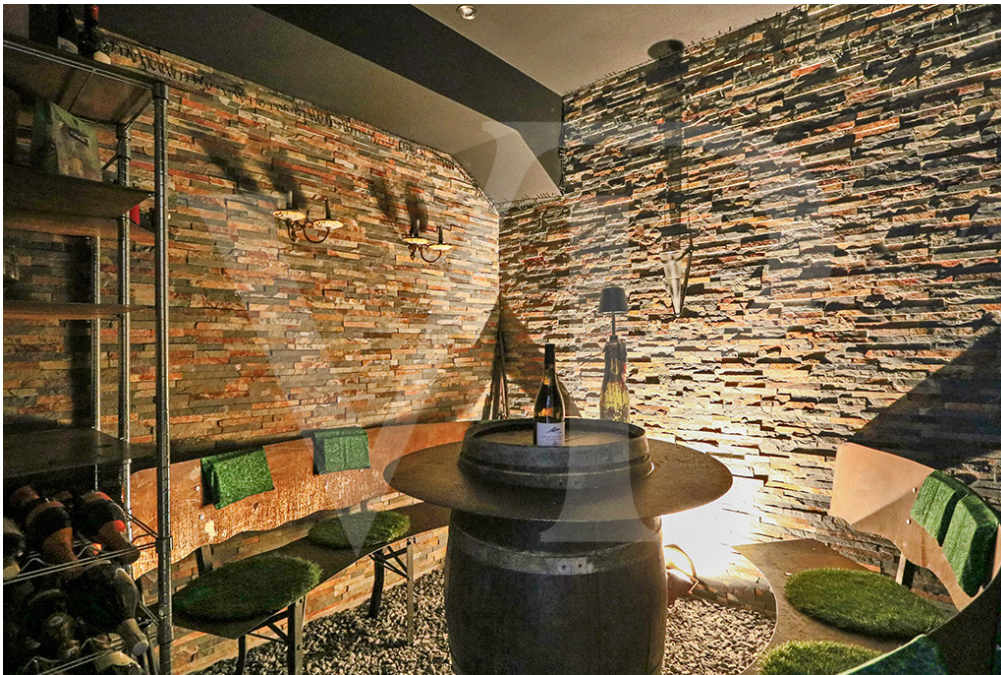
Property ID: LU251953727 - L-8820 Holtz

The property



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The property



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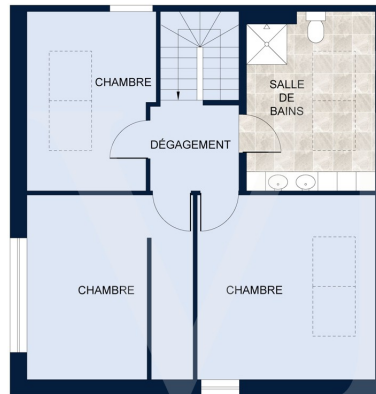
Floor plans



Les plans sont fournis à titre d'information et ne sont pas contractuels



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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: LU251953727 - L-8820 Holtz

A first impression

In the charming village of Holtz, Von Poll Real Estate Luxembourg offers you this magnificent modern luxury house in a quiet, traffic-free street. Set on a 1.45-acre plot, this property offers a living space of approx. 200 m² spread over 3 levels. Thanks to its large bay windows, the house benefits from plenty of natural light, both in the living room and in the bedrooms. The location is perfect for a family, with a playground right in front of the house, a relay home nearby, wonderful walks in the surrounding area, and a peaceful setting offering great tranquility. The first floor comprises an entrance hall with coat closet, a separate toilet, a wine cellar, and a space that could be converted into an independent office, studio or business premises. On the 1st floor, you'll find an office or guest bedroom, a large, bright living room and an open-plan kitchen. Access to a large south-facing terrace is also possible from this floor. The top floor features 3 bedrooms sharing a bathroom. A garage and carport complete the property. In terms of equipment, this modern home offers quality finishes, such as energy-efficient windows with electric shutters, underfloor heating and VMC.

Property ID: LU251953727 - L-8820 Holtz

Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications. The notary fees and registration fees in the land register are borne by the buyer. The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

Property ID: LU251953727 - L-8820 Holtz

Contact partner

For further information, please contact your contact person:

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To Disclaimer of von Poll Immobilien GmbH

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