

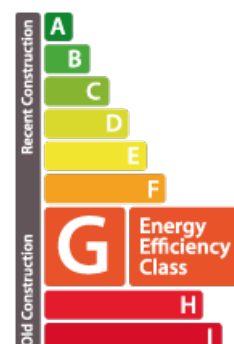


## DESCRIPTION

See video: [https://www.youtube.com/watch?v=m\\_e38cAg1EY](https://www.youtube.com/watch?v=m_e38cAg1EY) Charming town house in Luxembourg Rollingergrund, about 10 minutes' walk from the Place d'Armes, with fast freeway access and a major asset: a completely new roof. Built in 1937 and meticulously maintained, the house's character and period features, including a beautiful original wooden staircase, are immediately appealing. On the ground floor, a corridor leads to the kitchen and cellar access, as well as to the living area. The living room and dining room form a large, bright and convivial open-plan living area, with natural circulation between the rooms. The kitchen communicates directly with the dining room, and offers a separate toilet with washbasin, as well as direct access to the recently restored terrace. Outside, the garden has been designed for minimum maintenance: a large part is tiled, with only a few planted beds around the edges. A real plus for enjoying a pleasant outdoor space without constraints. The plot is approximat...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 10  
Nb. chamber (s) : 4  
Area : 156m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

### Thermal insulation class

H

### CO2 emissions Class

G

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