



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers for sale this modern, perfectly maintained investment property located close to all amenities. More photos to come. This building currently rents rooms and a studio on a short-term basis with permanent occupancy. Turnkey sale (furnished and equipped) with the possibility of immediately resuming the activity without interruption with existing and future reservations. The property consists of 5 furnished bedrooms, each with a shower room with private toilet and: - either a single or double bed (duvet, pillow, and bed linen provided) - Wardrobe - Dresser - Flat-screen SMART TV - Internet - Nespresso coffee machine. The property also includes a fully equipped and furnished studio. On the ground floor, you have at your disposal an apartment (occupied by the owner), consisting of a bedroom, a modern and fully equipped kitchen, a shower room, a separate toilet, and a spacious living room. From the apartment, you will have access to the large, northeast-facing garden of approximately 120 sq...

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : 9  
Nb. of bedroom(s) : 7  
Area : 170m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-800>**