

# DUPLEX DUDELANGE

REF. 8447

2 600 €

Monthly charges : 120€

3 bedrooms

169m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index E



In the heart of the dynamic city of Dudelange, your Unicorn real estate agency is delighted to present you with this spacious duplex of 120 + 49m<sup>2</sup>.

Particularly well located, in a quiet residential street, the apartment benefits from a proximity to many amenities, supermarkets, school, relay house, doctors, bus stop and train station are only a few steps away.

This bright and ideally located duplex is on the second and last floor of a charming residence of 2 units, a perfect compromise between house and apartment.

On the first floor of this property, discover a particularly spacious and bright living room thanks to beautiful French windows giving access to the first balcony of the apartment. This floor is also composed of an equipped and separated kitchen, a bathroom with double sink, bathtub and toilet, 3 beautiful bedrooms, a shower room and a separate toilet.

Going up the spiral staircase of this spacious duplex, a room of more than 40m<sup>2</sup> is offered to you, currently used as a master suite, it fulfills this role very well thanks to a private bathroom and a space that can be used as a dressing room.

This property is completed by a cellar, a common laundry room and a closed garage.

Available from January 2025.

Rental conditions :

\* Deposit of 2 months' rent

\* 1st month's rent payable in advance

\* 1 month's agency commission + applicable VAT, shared between lessee and lessor

For any information or to make a visit, contact our agency at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8447-location-duplex-dudelange>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

info@unicorn.lu  
www.unicorn.lu

T. +352 26 54 17 17  
T. +352 26 53 25 36