

*supereal.*



# Lux.-Eich

## apartment – 3 bedrooms

133 m<sup>2</sup>

1.460.463 €

**For Sale by Supereal. Three-bedroom apartment with terrace and garden in Eich!**

*This garden-level 133 sqm apartment is located within a house consisting of only two units, offering the exclusivity of an intimate residential setting. It combines the charm of a house with the comfort of an apartment for a truly unique living experience.*

*The standout feature of this property is its ± 33 sqm terrace and 61 sqm garden, seamlessly extending the living space outdoors and creating perfect harmony between indoor and outdoor living.*

*A direct elevator access into the apartment offers added convenience and security. The 46 sqm living room with an open kitchen opens directly onto the terrace and garden. Floor-to-ceiling bay windows flood the space with natural light. A separate toilet and a laundry/storage room add extra convenience to this level.*

*The sleeping quarters include three bedrooms, all featuring large bay windows. The master suite boasts a dressing area and an en-suite shower room with a double sink, and toilet. The two additional bedrooms share a shower room with a toilet.*

*The property is equipped with underfloor heating, electric blinds, and an alarm system. An indoor parking can be purchased at the price of 75.000€.*

**Located at 72 Rue Montée Pilate, in a quiet, low-traffic street, the apartment overlooks the Eich valley, offering a peaceful and green setting.**

*The price listed includes a 3% super-reduced VAT rate, which is reserved for acquisitions intended for personal use.*

*Fees paid by the seller. If you need any further information or an estimate of your property, feel free to contact our great team! Supereal. smart real estate services.*

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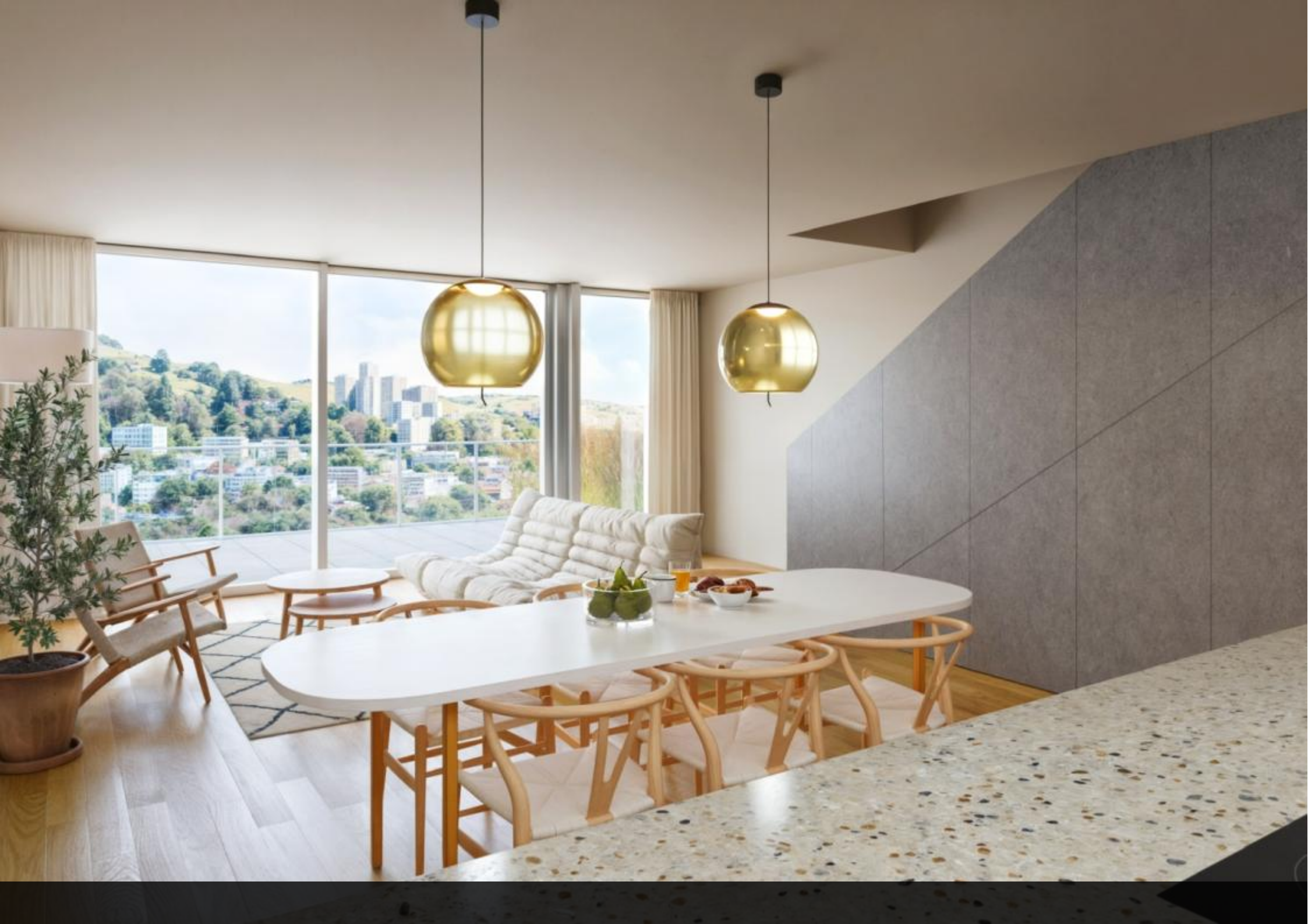
**À vendre par Supereal. Appartement de trois chambres avec terrasse et jardin à Eich !**

*Cet appartement de 133 m<sup>2</sup> en rez-de-jardin est situé dans une maison composée de seulement deux unités, offrant ainsi l'exclusivité d'un cadre résidentiel intime. Il combine le charme d'une maison et le confort d'un appartement pour une expérience de vie unique.*

*Son atout majeur est sa terrasse de ± 33 m<sup>2</sup> et son jardin de 61 m<sup>2</sup>, prolongeant harmonieusement l'espace de vie vers l'extérieur.*











**supereal.**

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