



listing



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 369,947

Posizione

Nazione: France
Stato / Regione / Provincia: Grand Est
Cap: 57390
Pubblicato: 14/03/2026

Descrizione:

Moselle (57), for sale in Audun-le-Tiche, in close proximity to amenities and transport, and just two minutes from the Luxembourg border, discover this magnificent, recently built, fully furnished duplex located on the 3rd and top floor of a secure residence with elevator. With a surface area of approximately 100 m², this bright apartment offers a very pleasant living environment with two southwest-facing terraces, one on each level, allowing you to fully enjoy sunny days. The entrance hall with built-in wardrobe leads to a spacious living area of over 45 m² comprising a modern, fully equipped kitchen open to the living room. A sliding glass door provides direct access to the terrace, which is equipped with an awning, bringing light and a seamless flow between indoors and outdoors. A separate WC completes this level. Upstairs, accessible via an elegant designer wooden staircase, a landing leads to two bedrooms, including a beautiful master suite with its own private terrace featuring sliding glass doors and an electric awning, as well as a dressing room and a shower room. There is also a second family bathroom with a whirlpool bath and a wall-hung toilet. The property is sold with a secure indoor parking space and a storage room located on the landing. Comfort is ensured by a ducted reversible air conditioning system with very low energy consumption. The roof was completely renovated and its insulation replaced in 2018. A rare find in this area at this price, ideal for cross-border workers or for a furnished rental investment, close to Luxembourg. Living area (Carrez Law): 97.28 m². Agency fees payable by the seller. Information on the risks to which this property is exposed is available on the Georisques website. REF 54574 - ABESSAN Network - Sandrine DEROOZE ... Your real estate agent (Sole Proprietorship) RSAC No. 428 875 298

Condizione: Excellent
Costruito: 2008



Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	98 mq
Floor Number:	3
HOA dues per month:	EUR 150

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Utility details

Heating Fuel:	Electric
---------------	----------

Energy efficiency

Energy Use (kWh/m ² /year):	137
--	-----

Building details

Parking:	Sì
Numero di piani:	3

Rental details

Furnished:	Sì
------------	----

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:	http://www.arkadia.com/ACML-T14228/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
---------------	---

Contact information

IMLIX ID:	34070145050
-----------	-------------

