



## listing



### Agent Info

Naam: ArKadia  
Bedrijfsnaam:  
Mistlampen: United Kingdom  
Telefoon:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 369,751.43

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Grand Est  
Postcode: 57390  
Geplaatst: 14-03-2026

### Omschrijving:

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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup>. 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

Conditie: Excellent  
Gebouwd: 2008



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## Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	98 m <sup>2</sup>
Floor Number:	3
HOA dues per month:	EUR 150

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	137
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## Building details

Parking:	Ja
Aantal verdiepingen:	3

## Rental details

Furnished:	Ja
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/ACML-T14228/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ACML-T14228/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	34070145050
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