Duplex

131m² 4 Bedroom(s)
Rumelange

589 000€







DESCRIPTION

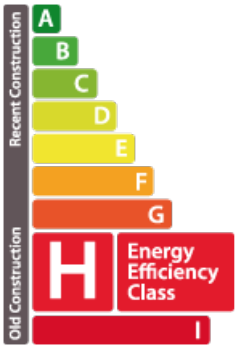
**** Investment Opportunity Rented for 4,450 per month****House Dream Exclusive: Stunning 131 m² duplex in Rumelange, built in 1940 and recently renovated. A new kitchen, roof, and electrical and plumbing systems were replaced inside the apartment in 2023. The facade was replaced in 2024.This property is being sold as an investment, with existing tenants who rent rooms and share the kitchen and bathroom; there is also a separate apartment being rented on the second floor. There is a room, currently used as an office, that can easily be converted into another bedroom, which would increase the monthly rent to approximately 4,200 per month.The property is laid out as follows:First Floor:Separate, fully equipped kitchenThree bedroomsOne bathroom with shower, toilet, and sinkSecond Floor: A self-contained apartment with one bedroom, a bathroom, a small kitchen, and a living room.This exceptional property also includes a private basement storage unit.The real estate agency fees are the sell...

CHARACTERISTICS

Number of pieces : -
Nb. chamber (s) : 4
Area : 131m²
Nb. of bathrooms : 1
Equipped kitchen : Oui

ENERGY PASS

Energy class



Thermal insulation class



House dream

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