

# APARTMENT

**SANEM**

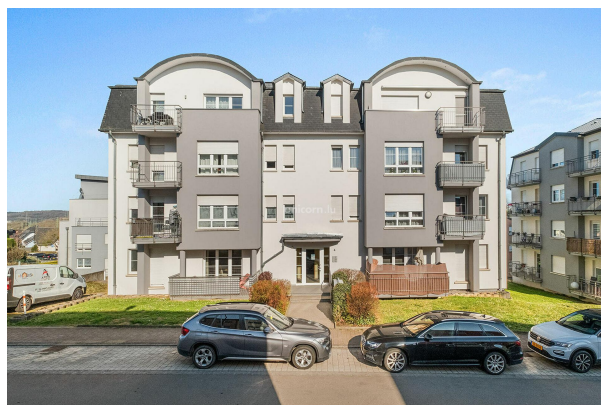
**REF. 8798**

**400 000 €**

2 bedrooms

60m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index E



Your Unicorn real estate agency offers you this exclusive 60 m<sup>2</sup> apartment, ideally located in a quiet street close to the center of Soleuvre. It features bright, functional rooms and a sunny terrace that can be enjoyed late into the afternoon.

Located on the 1st floor of a well-maintained residence with elevator, recently re-roofed and refurbished, it comprises two bedrooms, a living room with open-plan kitchen, a bathroom, a balcony, a private cellar and an indoor parking space.

A property with great potential, suitable for both main residence and rental investment.

Some refurbishment work is required to restore the property to its former glory, but volumes are optimized, spaces are bright, and the co-ownership is well managed.

Fiber optics installed, moderate charges, co-ownership of 16 units.

Currently rented, the apartment will be available within a reasonable time.

A great opportunity to live or invest in Soleuvre.

For more information or to arrange a viewing, please contact us on +352 26 54 17 17

<https://www.unicorn.lu/en/detail-8798-vente-appartement-sanem>



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