



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate is offering to lease office space in a manor house. Office N° 3 is located on the first floor of the house, with a 25 square meter main room and a 6 square meter storage room and balcony. It is possible to rent the entire second floor, i.e. three offices of 27m<sup>2</sup>, 22m<sup>2</sup> and 31 m<sup>2</sup>. The office is unfurnished, and the rent includes all utilities (electricity, internet, water consumption, heating). You'll also benefit from two bathrooms on the landing and a parking space. The rental is intended for liberal professions, such as architects, accountants, etc. The office is available immediately, perfectly located in the center of Leudelange, close to the town center. The monthly rent with fixed charges is €1,600 (rent is not subject to VAT). The deposit is two months' rent, i.e. 3200€. The agency commission corresponds to one month's rent, 1600€ plus 17% VAT, i.e. 1872€, payable by the tenant. For further information please contact Mr. Dino Backes at +352661333370 or dino.backe...

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 30m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lu/en/detail-719>**