

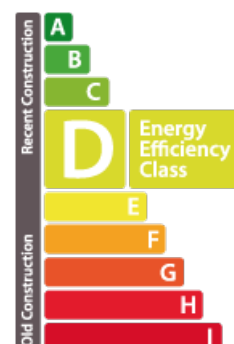


DESCRIPTION OF THE PROPERTY

HD33 is pleased to present this exclusive opportunity. This 297 m² single-family home is unobstructed on 3 sides, offers generous living space and a small garden, and is ideally located close to all amenities. It comprises a 71m² apartment with separate private entrance, which can be rented if desired, and a 226m² house with 6 bedrooms, 1 office, 1 bathroom, 1 shower room, 3 toilets, 1 garage, 1 laundry room and 1 utility room. Renting out the apartment allows you to reduce your borrowing costs. The apartment (net floor area) comprises :- Living room (23 m²)- Kitchen (8 m²)- Bedroom (23 m²)- Bathroom with toilet (6 m²)- Corridor (4 m²)- Laundry room (7 m²) The single-family house (net floor area) comprises: Ground floor :- living room (42 m²)- kitchen (11 m²)- WC (3 m²)- hall (10 m²)- garage (19 m²)- laundry room (12 m²)- machine room (5 m²) 1st floor (4 bedrooms) :- bedroom 1: 17m²- bedroom 2: 13 m²- Bedroom 3: 11m² (11m²)- Bedroom 4: 9 m² (9 sq.m.)- Bathroom with WC: 7 m² (7 sq.m.)- Hal...

ENERGY PASS

Energy performance



SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 7
Area : 333m²
Number of bathrooms : 1
Equipped kitchen : Oui

CO2 emissions



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-729>**