

## DESCRIPTION OF THE PROPERTY

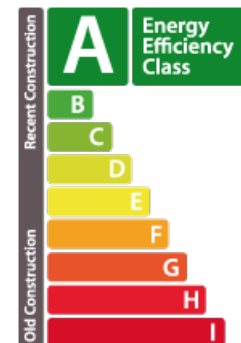
HD33 Real Estate Luxembourg offers you in collaboration with Capelli S.A., this beautiful 1 bedroom apartment in Moutfort in a green and quiet environment of the countryside. Mr. Dino Backes at +352 661 333 370 or contact@hd33.lu. The apartment A2 is located on the first floor in the residence "West Valley" with a surface of approximately 54,69 m<sup>2</sup> and distributed as follows:- Entrance hall of about 5,08 m<sup>2</sup> ;- A kitchen open on the living room of about 28,29 m<sup>2</sup> giving access to the terrace of about 10,45 m<sup>2</sup>, in South-West exposure;- A bedroom of about 13,93 m<sup>2</sup> ;- A separate bathroom of about 5,66 m<sup>2</sup> ;- A separate toilet of about 1,73 m<sup>2</sup> ;The apartment also has a private garden of about 38,19 m<sup>2</sup> in south-west exposure. Grassing and delimitation of private parts by hedges, included in the selling price. In the basement of the residence you have at your disposal two stroller rooms of approximately 2,47 m<sup>2</sup> and 3,14 m<sup>2</sup>, two bicycle rooms of approximately 14,07 m<sup>2</sup> and 11,98 m<sup>2</sup>, two storage rooms ...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 1  
Area : 54.69m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-272>**