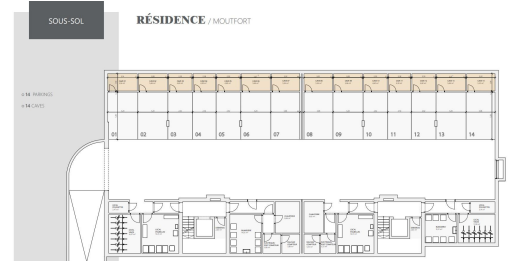
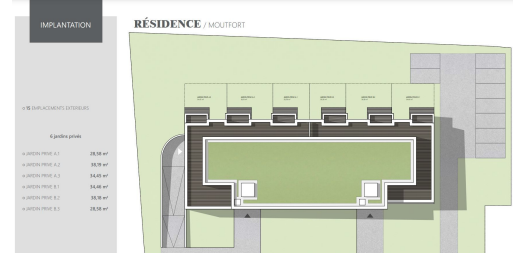


**B.2**

54,69 m<sup>2</sup>  
surface habitable

1 chambre | 1 jardin privé | 1 terrasse

ENTREE	5,08 m <sup>2</sup>
CUISINE/S.A.M./SEJOUR	28,29 m <sup>2</sup>
WC	1,73 m <sup>2</sup>
SALLE DE BAIN	5,66 m <sup>2</sup>
CHAMBRE	13,93 m <sup>2</sup>
JARDIN PRIVE TERRASSE	38,18 m <sup>2</sup> 10,45 m <sup>2</sup>



## DESCRIPTION OF THE PROPERTY

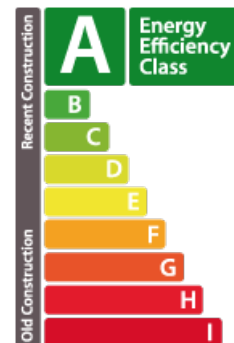
HD33 Real Estate Luxembourg, in collaboration with Capelli S.A., offers you this magnificent 1-bedroom VEFA apartment in Moutfort, in a green and quiet country setting. CONTACT Dino Backes: +352 661 333 370 contact@hd33.lu The B2 apartment is located on the first floor of the "West Valley" residence, with a floor area of approx. 54.69 m<sup>2</sup> and is divided as follows:- 5.08 m<sup>2</sup> entrance hall;- A 28.29 m<sup>2</sup> kitchen opening onto a 10.45 m<sup>2</sup> south-west-facing terrace;- A 13.93 m<sup>2</sup> bedroom;- Separate bathroom approx. 5.66 m<sup>2</sup> ; - Separate WC approx. 1.73 m<sup>2</sup> ; The apartment also has a private south-west-facing garden of approx. 38.18 m<sup>2</sup>. Grassing and hedges are included in the sale price. In the basement of the residence, there are two stroller rooms (approx. 2.47 m<sup>2</sup> and 3.14 m<sup>2</sup>), two bicycle rooms (approx. 14.07 m<sup>2</sup> and 11.98 m<sup>2</sup>) and two storage rooms (approx. 2.63 m<sup>2</sup>). The residence has an elevator, and the property for sale is complemented by a private cellar and a shared laundry room. The "West Valley" res...

## 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**

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

📞 **284 825 086**

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🌐 **https://www.hd33.lu/en/detail-279**