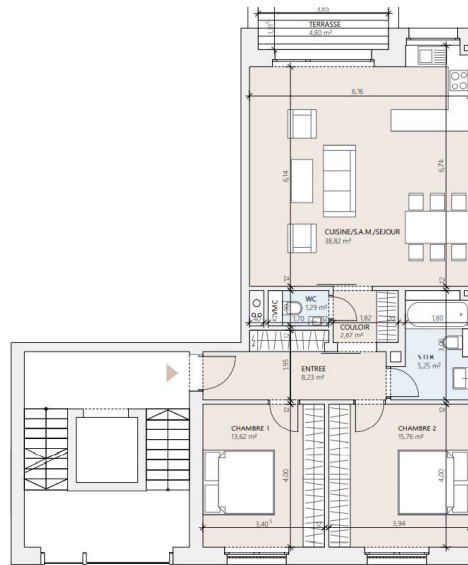


**85,64 m<sup>2</sup>**  
surface habitable

2 chambres | 1 terrasse

○ ENTREE	8,23 m <sup>2</sup>
○ CI IAMBRE 1	13,62 m <sup>2</sup>
○ CHAMBRE 2	15,76 m <sup>2</sup>
○ SALLE DE BAIN	5,25 m <sup>2</sup>
○ COULOIR	2,67 m <sup>2</sup>
○ WC	1,29 m <sup>2</sup>
○ CUISINE/S.A.M./SEJOUR	38,82 m <sup>2</sup>
<b>TERRASSE</b>	<b>4,80 m<sup>2</sup></b>

ETA 1



## DESCRIPTION OF THE PROPERTY

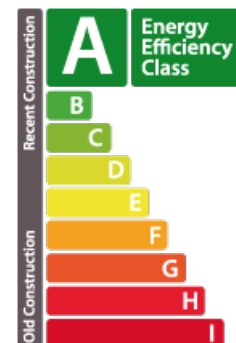
HD33 Real Estate Luxembourg, in collaboration with Capelli S.A., offers you this magnificent 2-bedroom VEFA apartment in Moutfort, in a green and quiet country setting. CONTACT & VISIT : CONTACT@HD33.LU Alban Huyghé : +352661705033 Apartment A4 Lot 15 is located on the 1st floor of the "West Valley" residence, with a surface area of approximately 85.64 m<sup>2</sup>, distributed as follows:- 8.23 m<sup>2</sup> entrance hall;- An open-plan kitchen opening onto a 38.82 m<sup>2</sup> living room with access to a 4.80 m<sup>2</sup> south-west-facing terrace;- A 13.62 m<sup>2</sup> bedroom;- A second bedroom of approx. 15.76 m<sup>2</sup> ; - A separate bathroom of approx. 5.25 m<sup>2</sup> ; - Corridor approx. 2.67 m<sup>2</sup> ; - Separate WC approx. 1.29 m<sup>2</sup> ; 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 completed by a private cellar and a shared laundry room, The sale price inclu...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 85.64m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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

📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **https://www.hd33.lu/en/detail-331**