



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers for sale this passive, energy self-sufficient semi-detached house with 6 bedrooms and an office. A real opportunity not to be missed! The house does not benefit of a private parking, high availability of the free public parkings in the street. The house has been completely renovated and offers 200 square meters of living space on three floors. The ground floor comprises an entrance hall, two bedrooms of around 12 square meters each, and a bathroom equipped with a new bathtub with sauna-hammam function, sink and toilet. A large living room of over 40 square meters, including a fully-equipped open kitchen with an island. The living room gives access to the 32 square-meter, fully glazed and insulated veranda, guaranteeing perfect natural light. From the veranda you have access to the garden. An original solid wood staircase provides access to the upper floors. On the first floor, you'll find a hallway giving access to all the rooms, including a master bedroom,...

## SPECIFICATIONS

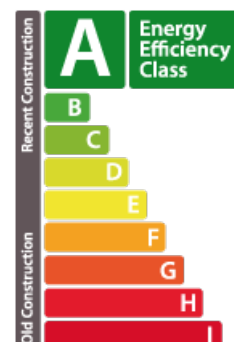
Number of pieces : -  
Nb. of bedroom(s) : 6  
Area : 200m<sup>2</sup>  
Number of bathrooms : 2  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**  
☎ **284 825 086**  
✉ **contact@hd33.lu**  
🌐 **<https://www.hd33.lu/en/detail-720>**

## ENERGY PASS

### Energy performance



### Thermal insulation



### CO2 emissions

