



## DESCRIPTION OF THE PROPERTY

HD33 is pleased to present this exclusive opportunity. This 297 m<sup>2</sup> 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 71m<sup>2</sup> apartment with separate private entrance, which can be rented if desired, and a 226m<sup>2</sup> 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 m<sup>2</sup>)- Kitchen (8 m<sup>2</sup>)- Bedroom (23 m<sup>2</sup>)- Bathroom with toilet (6 m<sup>2</sup>)- Corridor (4 m<sup>2</sup>)- Laundry room (7 m<sup>2</sup>) The single-family house (net floor area) comprises: Ground floor :- living room ( 42 m<sup>2</sup>)- kitchen (11 m<sup>2</sup>)- WC (3 m<sup>2</sup>)- hall (10 m<sup>2</sup>)- garage (19 m<sup>2</sup>)- laundry room (12 m<sup>2</sup>)- machine room (5 m<sup>2</sup>) 1st floor (4 bedrooms) :- bedroom 1: 17m<sup>2</sup>- bedroom 2: 13 m<sup>2</sup>- Bedroom 3: 11m<sup>2</sup> (11m<sup>2</sup>)- Bedroom 4: 9 m<sup>2</sup> (9 sq.m.)- Bathroom with WC: 7 m<sup>2</sup> (7 sq.m.)- Hal...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 7  
Area : 333m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Oui

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

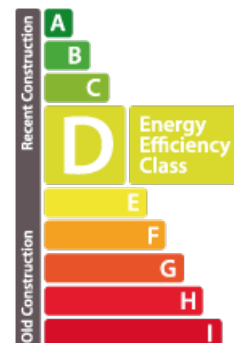
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🌐 <https://www.hd33.lu/en/detail-729>

## ENERGY PASS

### Energy performance



## CO2 emissions

