

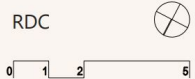
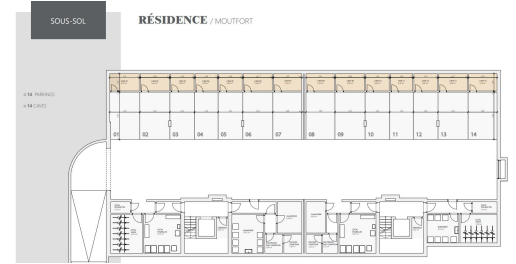
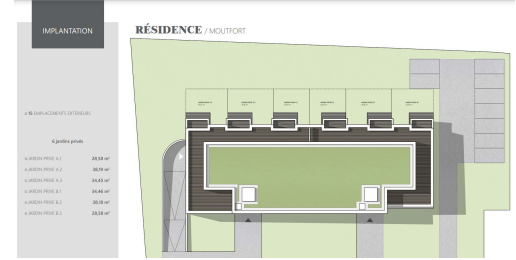
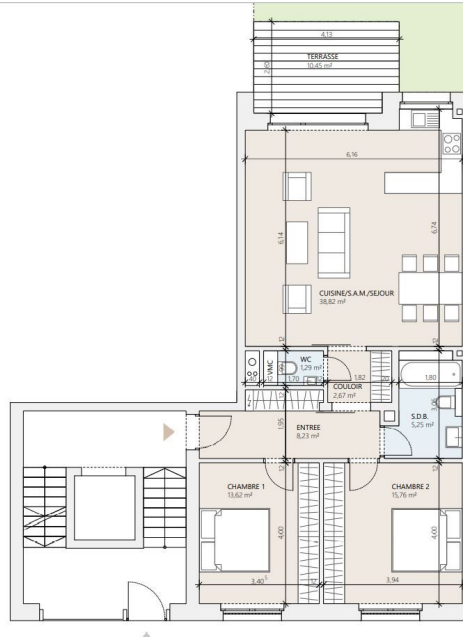
**85,64 m<sup>2</sup>**  
surface habitable

2 chambres | 1 jardin privé | 1 terrasse

- ENTREE 8,23 m<sup>2</sup>
- CHAMBRE 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>

JARDIN PRIVE 28,58 m<sup>2</sup>  
TERRASSE 10,45 m<sup>2</sup>

RDC

## DESCRIPTION OF THE PROPERTY

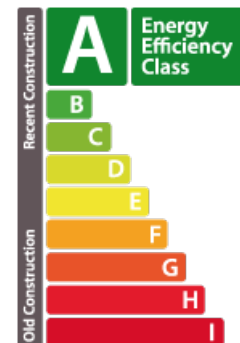
HD33 Real Estate Luxembourg offers you this magnificent 2-bedroom VEFA apartment in Moutfort, in a green and quiet country setting. CONTACT & VISIT Alban Huyghé +352 661 705 033 CONTACT@HD33.LU Apartment A1 is located on the first floor of the "West Valley" residence, with a surface area of approximately 85.64 m<sup>2</sup>, distributed as follows:- 8.23 m<sup>2</sup> entrance hall;- A 38.82 m<sup>2</sup> kitchen opening onto a south-west-facing 10.45 m<sup>2</sup> 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> ;The apartment also has a private south-west-facing garden of approx. 28.58 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 is equipped with an elevator, and the property for sale also includes a priv...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 85.64m<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-757**