



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate Luxembourg offers you in collaboration with Capelli S.A., in VEFA project this magnificent 4 bedroom Twin-house of 144,08 m<sup>2</sup> with private garden in Moutfort in a green and quiet environment in the countryside. Delivery : JUNE 2025 CONTACT & INFORMATION Dino Backes : +352 661 333 370 CONTACT@HD33.LU The M4 house has a beautiful natural luminosity thanks to its windows on the same level. It is arranged on 2 levels as follows: On the first floor, you will find an entrance of about 9,51 m<sup>2</sup> giving you access to a living space with kitchen open on the living room and the dining room of about 37,33 m<sup>2</sup> giving access to a terrace of about 31,80 m<sup>2</sup> and to a garden of about 87,89 m<sup>2</sup>. The access to the garage, to the technical room and a separate toilet is also on this level. The second floor is composed of a first bedroom of about 13,63 m<sup>2</sup> and a second one of about 18,30 m<sup>2</sup>. A playroom of about 9,44 m<sup>2</sup> with access to a terrace of about 4,82 m<sup>2</sup> and a shower room with toilet complete this ...

## SPECIFICATIONS

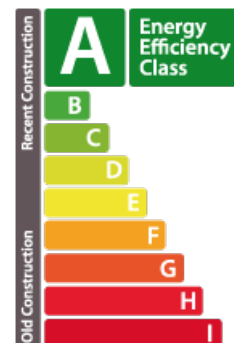
Number of pieces : -  
Nb. of bedroom(s) : 4  
Area : 144m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**  
📞 **284 825 086**  
✉ **contact@hd33.lu**  
🌐 **<https://www.hd33.lamano.lu/en/detail-296>**

## ENERGY PASS

### Energy performance



### Thermal insulation

