



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers for sale this charming house located in the heart of Strassen. The house is free on three sides, in a zone 30 street, close to all amenities. Video link: <https://www.youtube.com/watch?v=V3BCUAfdEzQ> The property is distributed over four levels, as follows: -On the ground floor is located the garage, with an external parking space and the various rooms in the basement. -The first floor is accessible by a few steps with a small outdoor space. You will find on the ground floor; a hall serving all the rooms, a dining room and a living room, with a living area of 25m<sup>2</sup>. A separate and equipped kitchen of 9m<sup>2</sup>. A separate toilet accessible from the landing and a small checkroom. A staircase, covered with stone tiles from the 50's, allowing access to the 1st floor. On the 1st floor you will find ; -A first bedroom of 14m<sup>2</sup>, giving onto the front of the house. -A second bedroom of 13m<sup>2</sup>, giving on the back of the house. -A bathroom with toilet and sink, of 10m<sup>2</sup>. A wooden stai...

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : 7  
Nb. of bedroom(s) : 3  
Area : 115m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-468>**