



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate Luxembourg proposes you in collaboration with Capelli S.A., the project West Valley sale VEFA of this magnificent semi-detached house 3 bedrooms of 139,97 m<sup>2</sup> with private garden in Moutfort in a green and quiet environment in the countryside. Two-Family house at moderate cost, conditions of eligibility; see link ; <https://guichet.public.lu/fr/citoyens/logement/acquisition/aides-capital/prime-construction>

The house Lot 07 M1 has a beautiful natural luminosity thanks to its windows on the same level. It is distributed on 2 levels as follows: On the first floor you will find an entrance of about 10,36 m<sup>2</sup> giving you access to a living space with kitchen open on the living room and the dining room of about 36,15 m<sup>2</sup> giving access to a terrace of about 34 m<sup>2</sup> and a garden of about 133,23 m<sup>2</sup>. An access to the carport, to the technical room and a separate toilet is also on this level. On the second floor, you'll have a first bedroom of about 13,29 m<sup>2</sup>, a second one o...

## SPECIFICATIONS

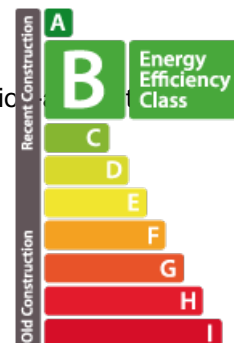
Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 139.97m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449  
📞 284 825 086  
✉ contact@hd33.lu  
🌐 <https://www.hd33.lamano.lu/en/detail-592>

## ENERGY PASS

### Energy performance



### Thermal insulation

**B**

### CO2 emissions

**B**