



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate is offering for sale a building plot with all services for a single-family home, on the banks of the Moselle, in Ahn, commune of Wormeldange. Limited offer until 12/31/2024. The commune enjoys a relaxing living environment, with a magnificent view over the green German hills, and is only 30 minutes from the Kirchberg Plateau. The plot has a surface area of 523 square meters, on which it is possible to build with a footprint of 196 square meters, totaling 606 square meters gross. The plot is free of builders. The plot is located in a new housing estate. The commune of Wormeldange-Ahn is located : -30 km from Luxembourg-Kirchberg-15 km from Remich-24 km from Mondorf-les-bains European School. How to get there : -BY CAR: > Access from A13 and N10 > Luxembourg-City center: 29 minutes (29.5 km) via A1 and CR142 > Access to A1: 11 minutes (8.3 km)-BY BUS: "Alphonse Steinès" stop located 500 meters from the development, served by 8 bus lines, including line 150 to Luxemb...

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 606m<sup>2</sup>  
Number of bathrooms : -  
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-650>**