



## DESCRIPTION OF THE PROPERTY

TO VISIT IT IS TO PROJECT YOURSELF HD33 offers you this interesting opportunity: in closed shell, this beautiful, bright house of 209.64 m<sup>2</sup> net (311.55m<sup>2</sup> gross) free on all 4 sides with 4 bedrooms 1 office and 2 bathrooms. It is built on a 5.55-acre plot of land facing South-South-West, in a beautiful subdivision close to nature and all amenities: (Shopping Center Massen 4 Km 6' by car, Knauf Shopping Schmiede 2,4 Km 3 minutes by car, Bus stop: 250m, Troisvierges train station 7,9 Km 11 minutes by car, crèches, Schools nearby Troisvierges, Clervaux Ecole internationale 12Km, Ettelbruck 36km, Luxembourg Kirchberg 61 km.....) This house can be custom-built and is free of charge. The 12.4 m<sup>2</sup> net (15.4 m<sup>2</sup> gross) exterior annex has a door and a frame. Structural builder: Roma-Bau with ten-year warranty On the first floor, you'll find an entrance hall, a separate toilet, a large garage with space for one car and a machine room with a door and window opening onto the garden, a spacious open-plan kit...

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 5  
Area : 210m<sup>2</sup>  
Number of bathrooms : 2  
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-709>**