

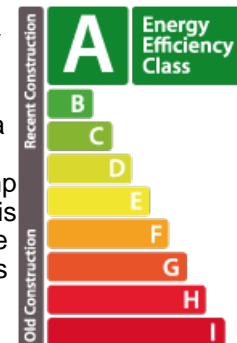


## DESCRIPTION

Semi-detached house built in 2014, located in a quiet housing estate, offers a generous living area of ± 192 m<sup>2</sup> and is distinguished by its A-B energy class. Set on a 6.83 are plot, it offers a comfortable living environment with a fenced, well-kept garden. Detailed description: °Basement :Cellar with boiler room.Utility room.Storage space.Hobby room.First floor :Welcoming entrance hall.Shower room with WC.Bright study.Living - dining room with stove.Modern fitted kitchen with access to terrace. 1st floor :Night hall.4 bedrooms, 2 with access to a balcony.Bathroom.2nd floor:Attic, ideal for extra storage Garage for 1 car.2 additional parking spaces next to the house.Technical features :Heat pump heatingTriple-glazed windowsElectric shutters throughout the houseThis house is ideal for a family looking for comfort, space and energy efficiency, all in a serene setting with a carefully tended garden.For more information, please contact us at info@immowol.lu Tel: (+352) 95 82 59-1

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 4  
Area : 192m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Oui

## Thermal insulation class

**B**

### ✓ Template

📍 55 Rue Grande-Duchesse Charlotte 9515  
☎ +352 95 82 59-1  
✉ info@immowol.lu  
🌐 <https://www.immowol.lu/en/detail-7952>