



## DESCRIPTION

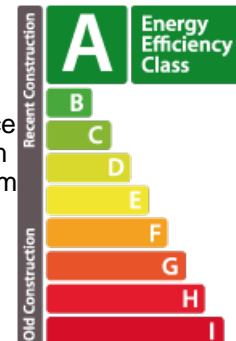
Semi-detached house (LOT1) on a 7.63-acre land, to be constructed in Nothum, a commune of Lac de la Haute-Sûre in the canton of Wiltz. Total surface: +- 295 m<sup>2</sup> Energy classification: A-A° Main floor: Entrance hall with checkroom and separate WC (11.96m<sup>2</sup>). Living-Dining room-Open kitchen (55m<sup>2</sup>). Access to terrace and garden. Back kitchen (8.44m<sup>2</sup>) Utility room (8,08m<sup>2</sup>) Technical room (6,94m<sup>2</sup>) 2-car garage (36.02m<sup>2</sup>) °1st floor: Night hall. Separate WC. Master bedroom with dressing room and shower room (26.7m<sup>2</sup>) 2 bedrooms with terrace access (13.26m<sup>2</sup> + 14.44m<sup>2</sup>) 1 bathroom (11.09m<sup>2</sup>) °2nd floor: 1 bedroom (20.35m<sup>2</sup>) 1 office or bedroom (15.45m<sup>2</sup>) Storage room (12.47m<sup>2</sup>) 1 bathroom (12.68m<sup>2</sup>) °Technical aspects: Zinc roof, heat pump, triple-glazed windows, controlled mechanical ventilation (CMV), underfloor heating, solar panels. Other Lots (No. 2, No. 3 and No. 4) are available. Documentation and plans on request. For further information, please contact us: info@immowolz.lu / 00352 95 82 59 -1

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 5  
Area : 290m<sup>2</sup>  
Nb. of bathrooms : 3  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### Template

📍 55 Rue Grande-Duchesse Charlotte 9515  
☎ +352 95 82 59-1  
✉ info@immowolz.lu  
🌐 <https://www.immowolz.lu/en/detail-8017>