

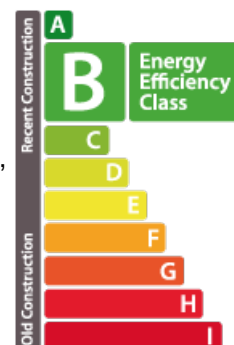


## DESCRIPTION

Located in the charming village of Boxhorn, in the north of Luxembourg, this new house offers a peaceful, green living environment. Built on 42 ares of land, including 14 ares landscaped and fenced around the house, this property combines comfort and generous space. With a total surface area of 256 m<sup>2</sup>, including 206 m<sup>2</sup> of living space, it is composed as follows:°Ground floor :- Welcoming entrance hall with checkroom.- Utility and laundry room.- Separate WC.- Large bedroom with private shower room and WC, offering direct access to the terrace and garden. Ideal for a fitness room or guest bedroom.- Spacious, light-filled living room with open-plan fitted kitchen.- Practical scullery and storage room.- Direct access from the living room to a large south-facing terrace with pergola, and a carefully landscaped garden.1st floor :- Night hall.- Master suite with dressing room and private bathroom. (bath, shower, double washbasin, WC).- Two large bedrooms.- Additional shower room.- Study or chi...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 5  
Area : 256m<sup>2</sup>  
Nb. of bathrooms : 3  
Equipped kitchen : Oui

### Thermal insulation class



### Template

📍 55 Rue Grande-Duchesse Charlotte 9515  
☎ +352 95 82 59-1  
✉ [info@immowolz.lu](mailto:info@immowolz.lu)  
🌐 <https://www.immowolz.lu/en/detail-8079>