







## **DESCRIPTION**

Spacious ± 450 m² house set on a generous 16 ares plot, with south-facing garden, located in a quiet, leafy setting. Just a stone's throw from the Golf de Clervaux, this superb house, built around 2000 and perfectly laid out, is composed as follows: "Ground floor - Perfect for a B&B business. The main entrance welcomes you into a hallway leading to three beautiful bedrooms: - Two with private shower rooms - One with small bath Thanks to their layout and comfort, these rooms are ideal for entertaining guests in complete independence. One of the rooms opens directly onto the south-facing terrace and garden, providing a peaceful, sunny setting for guests. The spacious living room with open-plan kitchen forms a convivial space, ideal for breakfasts or shared moments. This bright living space also opens onto the south-facing landscaped garden, a haven of tranquillity. A second entrance leads to a private hall, which provides access to the garage and stairs to the second floor. This hall also provide...

## **CHARACTERISTICS**

Number of pieces : -Nb. chamber (s) : 5 Area : 450m<sup>2</sup>

Nb. of bathrooms: 4 Equipped kitchen: Oui

## Template

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## **ENERGY PASS**