



## DESCRIPTION

Building lot of 8.57 ares located on a quiet street (Rue Castille), in a green setting with unobstructed views.- Detached single-family home- Excellent orientation – optimal sunlight- Peaceful residential neighborhood

Building requirements:-  
 Minimum frontage: 7.5 m- Maximum depth: 22 m- Side setbacks: 3 m

Building dimensions:- Ground floor: up to 16 m- Upper floors: up to 13 m

Ideal for building a modern, spacious, and bright villa

Option: approx. 3.70 ares of additional green space. (ideal for expanding the garden)

Erpeldange-sur-Sûre charms with its perfect balance between nature and accessibility:- Just a few minutes from Ettelbruck and Diekirch- Quick access to Luxembourg City- Immediate proximity to schools, shops, transportation, and services

Possible design: modern house in the style of a contemporary villa (see non-binding image, for illustrative purposes only).

## ENERGY PASS

## CHARACTERISTICS

Number of pieces : -  
 Nb. chamber (s) : -  
 Area : -  
 Nb. of bathrooms : -  
 Equipped kitchen : Non

### ✓ Template

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