

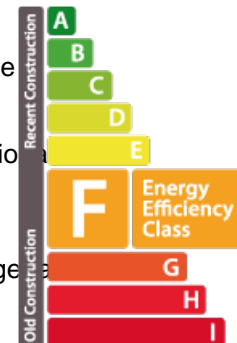


## DESCRIPTION

Detached house with south-facing terrace. Located in a quiet and pleasant neighborhood, this detached house offers spacious rooms, a 42 m<sup>2</sup> south-facing terrace, and great potential for renovation. Perfect for a family looking for space and tranquility.°Main features- Land: 4.76 acres- Total surface area: ± 194.56 m<sup>2</sup>- Terrace: 42.22 m<sup>2</sup>- Outdoor parking spaces: 3 cars- Garage: 2 cars°Layout of the propertyGround floor:- Entrance hall- Bright living room- Dining room- Fitted kitchen- 1 bedroom- Bathroom1st floor:- Hallway- 2 bedrooms- Access to the large terrace2nd floor:Convertible attic offering numerous possibilities (additional bedrooms, office, recreation room, etc.)Basement:- Cellar- Boiler room/laundry room- Workshop- Separate toilet- Garage for 2 carsTechnical details:- Double glazing- Oil-fired heating (gas connection available)- 1,500 L tank- Insulated facade- Insulated roof- Energy class: F – GFor more information or to arrange viewing:info@immowol.lu(00352) 95 82 59-1

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 194m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

### Thermal insulation class



### Template

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