



## DESCRIPTION

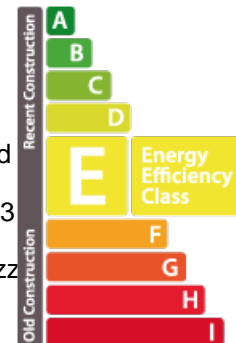
Charming semi-detached house, located in a peaceful cul-de-sac in a sought-after neighborhood, offers the perfect living environment for a family. With a 5.20 ares plot and a beautifully maintained garden, you'll enjoy a pleasant outdoor space, complete with a garden shed and a spacious terrace facing southeast—ideal for relaxation. Main Features: ° Ground Floor: Welcoming entrance hall, providing access to a 2-car garage and a cloakroom/storage area (15m<sup>2</sup>). The living and dining area is bright and airy, with a direct view of the terrace. The separate kitchen features a transparent glass wall, making it a modern and fully equipped space with a breakfast nook and direct access to the terrace. A separate WC is also located on this level. ° First Floor: A bright staircase leads to a half-level with 3 bedrooms, one of which has an en-suite shower room and access to a rooftop terrace. A spacious, well-designed bathroom includes an Italian shower, a Jacuzzi bathtub, and a double vanity with cust...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 5  
Area : 300m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Oui

## 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-8341>