



## DESCRIPTION OF THE PROPERTY

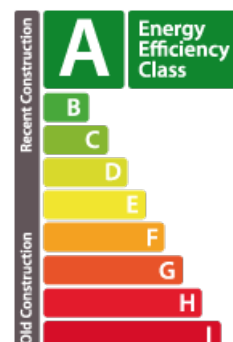
HD33 Real Estate Luxembourg offers you a VEFA project for this magnificent 144.08 m<sup>2</sup>, 4-bedroom semi-detached house with private garden in Moutfort, in a green, quiet country setting. DELIVERY 8 to 9 months after notarized deed. CONTACT AND INFORMATION: Alban Huyghe : +352 661 705 033 CONTACT@HD33.LU The M4 house has plenty of natural light thanks to its single-storey windows. It is laid out on 2 levels as follows: On the first floor, you'll find a 9.51 m<sup>2</sup> entrance hall leading to a 37.33 m<sup>2</sup> living area with open-plan kitchen, living room and dining room, with access to a 31.80 m<sup>2</sup> terrace and 87.89 m<sup>2</sup> garden. Access to the garage, utility room and separate toilet is also on this level. The second floor comprises a first bedroom of approx. 13.63 m<sup>2</sup> and a second of approx. 18.30 m<sup>2</sup>. A 9.44 m<sup>2</sup> games room with access to a 4.82 m<sup>2</sup> terrace and a shower room with toilet complete this level. The 2nd floor features a 15.51 m<sup>2</sup> master bedroom with 7.05 m<sup>2</sup> dressing room and bathroom. Two terraces of appr...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 4  
Area : 144m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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