

## DESCRIPTION OF THE PROPERTY

HD33 offers for rent this magnificent recent unfurnished apartment with garden located in Fentange. The property was built in 2019 as a passive house and is perfectly located close to all amenities in a residential area. The apartment is located on the first floor of a two-unit residency. The ground floor consists of a garage with direct access to the upper floors (no elevators) and includes cellars (private laundry room in each cellar), a bicycle/stroller room, and technical rooms. On the first-floor, you will have access to the apartment which is distributed as follows; A small entrance hall that provides access to the large living room of approximately 35 square meters, including a fully equipped open kitchen with direct access to the terrace and the private garden. The kitchen includes the following quality and high-brand elements; a dishwasher, induction hob with extractor hood, a traditional oven, and a second steam oven. Subsequently, you will have at your disposal a refrigerator-free...

## SPECIFICATIONS

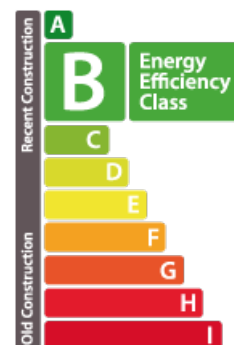
Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 92m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**  
📞 **284 825 086**  
✉ **contact@hd33.lu**  
🌐 **<https://www.hd33.lamano.lu/en/detail-816>**

## ENERGY PASS

### Energy performance



### Thermal insulation

**B**

### CO2 emissions

**B**