



## DESCRIPTION

English version below: Beautiful semi-detached house with a total surface area of +- 135m<sup>2</sup>, set on a 3a35 plot in a quiet residential area 15 min from Luxembourg-City. The house features : Basement: cellar, laundry room with access to the garden and garage for 1 car. First floor: Entrance hall, large living/dining room + fireplace, kitchen, 1 separate WC, terrace with access to the beautiful SOUTH/EAST-facing garden. 1st floor: Landing, 3 bedrooms and 1 bathroom + WC. Under-roof : Attic. The house is located in Nic. Wirtgen, a quiet street close to : Bus stops, supermarkets, easy access to the motorway network, tennis club with restaurant, Capellen school complex and Mamer school complex.....etc.

## ENERGY PASS

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 135m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

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