

Maison en vente à Niederfeulen





Niederfeulen, Nord




830.000 €

MLS ID: 280071019-330


 Bedrooms: **4**


 Bathrooms: **2**

 Toilet Rooms: **1**

 Parking Spaces: **3**

 Floors: **2**

 Total SqM: **170**

 Year Build: **2018**

Semi-Detached House - For Sale - Niederfeulen

RE/MAX, real estate specialist in Luxembourg, offers you a house for sale in Niederfeulen.

Situation:

House redone in 2019 except for the roof and the facade.

Route de Bastogne n°26 with a nice view on the nature.

The house is composed as follows :

Entrance hall and corridor : 3,6m² + 4,1m².

Storeroom : 1,5m

Shower room and toilet : 9,9m

Laundry room : 9,6m

Bedroom 1 : 12,4m² (12,4m²)

Bedroom 2 : 15,7m² (15,7m²)

Shower room and toilet : 4,6m

Garage : 12m².

2 outside spaces

On the second floor :

Room 3 : 16,3m² (16,3m²)

Toilet : 3,5m².

Storage space with all the connections for future studio or living room.

In the attic :

Room 4 : 16m².

On the ground floor :

Hall of passage : 11m².

Kitchen : 32,6m².

Storeroom : 9m

Terrace : 34,7m² South facing

Big garden

Workable field

Technical characteristics :

Gas heating: installations 2019 / boiler 2002

Tile roof

Window frames in pvc with double glazing

Water recovery (7.500L)

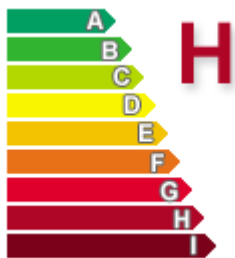
Nursery and elementary school in the center of the village: 600m

Bus to Ettelbruck every 15 minutes

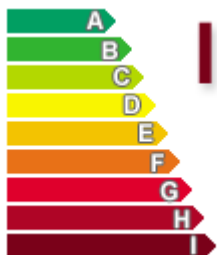
Features

- ✓ Near Bus
- ✓ South
- ✓ Exterior Views
- ✓ Parking
- ✓ Renovated
- ✓ Near Schools
- ✓ Kitchen - Extra
- ✓ Garage
- ✓ Permit Parking
- ✓ View - Great
- ✓ Washing Facilities (in apartment)
- ✓ Garden
- ✓ Terrace/Deck

Energy Efficiency



Thermic Efficiency



Rooms

Kitchen	6,3 x 4,3	27,1 m ²
Lounge	3,8 x 3,7	14,1 m ²
Bedroom	4,3 x 3,8	16,3 m ²
Bedroom	4 x 3,1	12,4 m ²
Bedroom	4,9 x 3,2	15,7 m ²
Bedroom	3,8 x 4,2	16 m ²

Shower Room	3,1 x 3,2	9,9 m ²
Shower Room	2,1 x 2,2	4,6 m ²
Terrace	5,1 x 6,8	34,7 m ²

Gallery





Nuno FREITAS

RE/MAX - Premium

M +352 661 231 318

E n.freitas@remax.lu

T +352 26 90 45 45

RE/MAX - Premium

32 route d'Ettelbrück

L-9160 Luxembourg