

# 3 BEDROOM HOUSE BEIDWEILER

Réf: WAERPS-LUX160055

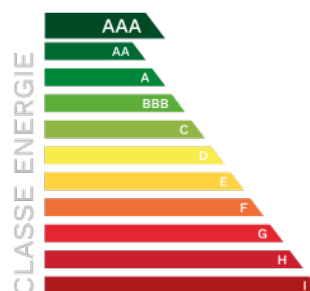


20 minutes from the Kirchberg Plateau on a large plot of more than 13 ares. Quality house of a living surface of +/- 165 sqm (total surface area +/- 227 sqm), with attic of +/- 60 sqm and garage for 2 cars. On the ground floor : An entrance hall with cloakroom A large living / dining room of over 30 sqm An open kitchen The living area opens onto a terrace at the back of +/- 18 sqm which offers direct access to the garden A desk A closet A separate toilet A double detached garage On 1st floor: A night hall 3 large bedrooms including a master suite A bathroom A shower room On 2nd floor: attic of 60 sqm +/- Ability to add an optional basement. The house meets the energy standards AAA benefits of heating air / water heat pump with solar panels for hot water, floor heating with room control, a double-flow ventilation. The price is 3% VAT incl subject to approval of the Ministry of Registration. The pictures are not contractual. The sqm are ponderated.

## 1 030 449 €

**Area: 165m<sup>2</sup>**  
**Availability : To be defined**

- House
- Under Floor Heating, Open Kitchen
- 3 Bedroom(s)
- 2 Bathroom(s)
- Garage
- Terrace



JLL Residential  
41, Rue du Puits Romain  
L-8070 Bertange

**NEED INFORMATION ?  
OUR TEAM OF PROFESSIONALS  
IS AT YOUR SERVICE:**

**T : (+352) 46.45.40**  
**residential.lux@jll.com**  
**www.jllr.lu**

Whether you are looking to buy, sell or rent a residential property or a piece of land in Luxembourg, our entire team of experts will be delighted to use their experience to serve you. We are committed to providing solutions personalised to your needs. Know more about JLL : [www.jll.lu](http://www.jll.lu) | [www.jll.com](http://www.jll.com)