

# 4 BEDROOM HOUSE

## BRACHTENBACH

Réf: WAERPS-LUX180031



Charming house quietly located in the small village of Brachtenbach. The house, built in 1995 on a plot of 18a75, offers 4 bedrooms for a total area of 234.73 m<sup>2</sup>. The garden, with its heated swimming pool, jacuzzi, pond and annexes, is without vis-à-vis. The terraces are oriented South and West. There is also a workshop, a carport and a greenhouse available. Ground floor: Entrance hall with separate WC. The kitchen, + - 22m<sup>2</sup>, open on the dining room and the living room, gives access to the terrace and the garden. The living room of 38m<sup>2</sup> with wood stove gives access to several terraces with access to a pergola. A garage for 2 cars with access to the garden. 1st floor: A night hall gives access to 2 bedrooms, a bathroom with shower, bath and toilet and a 3rd floor of 22m<sup>2</sup>. A 4th floor of 17,60m<sup>2</sup> with possibility to install a 2nd sdb there. Outdoor place for 4 to 5 cars. In the basement: 4 cellars.

# 870 000 €

**Area: 235m<sup>2</sup>**

**Availability : To be determined**

- House
- Cellar, Open Kitchen, Fuel Heating, Equipped Kitchen
- 4 Bedroom(s)
- 1 Bathroom(s)
- Double Garage
- Garden, Terrace
- Terraced



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