



## DESCRIPTION

Detached house on 4 sides in Beckerich with 3 bedrooms, living surface +- 123 m<sup>2</sup> and floor surface +- 240 m<sup>2</sup> including cellar and attic, close to all amenities. Composition: First floor: entrance hall, individual equipped kitchen with direct access to the terrace and garden, living room open to the dining room with a total surface of m<sup>2</sup>, one bedroom or office, bathroom with toilet. Second floor: night hall, 2 bedrooms, one of which with dressing room, an attic which can be converted if needed. Basement: cellar, shower room and WC, garage for two cars one behind the other +-9,15 meters deep, outside parking space with direct access to the garden. For further information or to make an appointment for a visit, please contact us at n° 27 62 29 42 or by e-mail at immo@luximmoconcept.lu

## CHARACTERISTICS

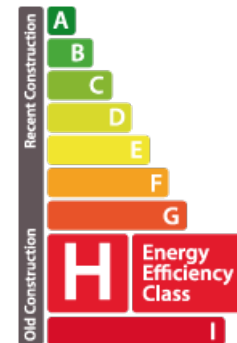
Number of pieces : -  
Nb. chamber (s) : 3  
Area : 123m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

✓ Lux Immo Concept

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## ENERGY PASS

### Energy class



### Thermal insulation class

**H**

### CO2 emissions Class

**G**