



## DESCRIPTION

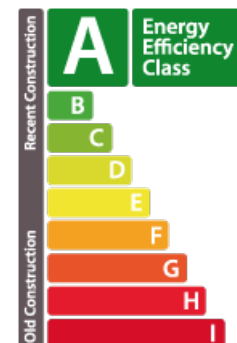
NEW HOUSE with 4 bedrooms, 2 south-facing terraces, and a garden. In the new MILLEWEE development in Bertrange, find your family's future haven of peace in an ideal location: just steps from the European School of Mamer, the shops and services of Bertrange, and the Belle Etoile. On the ground floor, from the entrance hall, you access the spacious living room with its open kitchen and a lounge flooded with natural light thanks to its 3.50m-high French windows! The house has 4 bedrooms: On the first floor: 1 large bedroom with a bathroom with WC and an en-suite dressing room 1 large bedroom with a shower room with WC 1 laundry room On the second floor: 2 large bedrooms, one with a south-facing terrace 1 bathroom with WC The basement includes a garage with a cellar, a technical room, and a guest WC. Surface area: Weighted surface area: 215.23 m<sup>2</sup> Living area: 180.78 m<sup>2</sup> Terrace area 1: 14.20 m<sup>2</sup> Terrace area 2: 12.40 m<sup>2</sup> Garden area: 37.80 m<sup>2</sup> Sales price: Price including VAT (3%): €1,900,000\*\*VAT at the super-r...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 4  
Area : 239.33m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**B**

✓ Real immo

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