

**SOUS COMPROMIS**



## DESCRIPTION

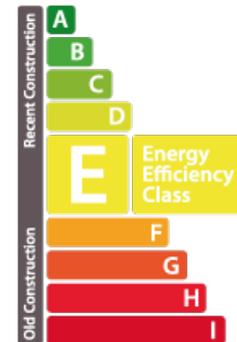
Attractive 4-façade house built in 1992, set on 8.14 ares of land, offering approx. 215 m<sup>2</sup> of living space. Located in a very quiet residential area of Bascharage, it benefits from a pleasant and sought-after residential environment. First floor: Entrance hall, separate toilet, lovely fitted kitchen, large living/dining room with open fire, giving direct access to the terrace and garden. Second floor: Night hall leading to 3 bedrooms, a first bathroom with WC, and a 4th parental bedroom with dressing room and en-suite bathroom with WC. The master suite also has access to a balcony. Second floor: Unconverted attic. Basement: Large cellar, laundry and boiler room. The very spacious cellar could be used as a gym or leisure area. Equipment and annexes: - Two fully renovated bathrooms- Electric shutters- Large 37 m<sup>2</sup> garage- Possibility of parking several vehicles outside- Boiler renovated in 2010- Air-conditioned house Environment : The house enjoys a privileged location in the immediate vicinity of sh...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 4  
Area : 215m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### CO2 emissions Class

**F**

✓ Bressaglia

📍 10 Côte d'Eich L-1450

☎ +352 50 66 07

✉ info@bressaglia-immo.lu

🌐 <https://www.bressaglia-immo.lu/en/detail-491>