



## Individual house

825m<sup>2</sup> 4 Bedroom(s)  
Clervaux

898 000€



### DESCRIPTION

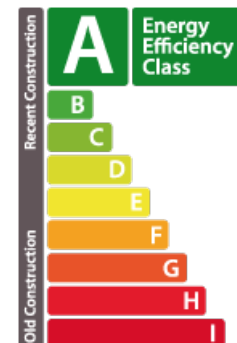
LAND PRICE AND TURNKEY CONSTRUCTION INCLUDED!!! GROUND FLOOR CONCRETE CONSTRUCTION 1st and 2nd floor, wood frame construction 35 cm thick WORK TIME 7 MONTHS!!!! 250sqm +- net living area 163 sqm ! 4 bedrooms 3 bathrooms, dressing room, 3-car garage !!! (possible winter garden sqm extra 25.000€ +- ) ABOUT 40 MINUTES FROM KIRCHBERG! BOXHORN 3 minutes from CLERVAUX train station and European "Lycée" (minutes) and 8 minutes from the Collectrice Nord (and even less with the new bypass under construction) - approx. 30 minutes from Ettelbruck and Diekirch (Kirchberg approx. 40 minutes away) - FOR EXCLUSIVE SALE, in the countryside for nature lovers, 8.27 ares of land FOR A 4-SIDED HOUSE WITH OPEN VIEW FOR A FAMILY IT'S MUCH BETTER TO HAVE A HOUSE WITH A BEAUTIFUL GARDEN THAN AN APARTMENT (even if a balcony/terrace exists), based on experience. PLANS WITH ELEVATOR - SO MAY ALSO INTEREST OLDER PEOPLE OR PEOPLE WITH REDUCED MOBILITY - building access without any steps) WISHING TO LIVE IN THE COUNTRYS...

### CHARACTERISTICS

Number of pieces : 8  
Nb. chamber (s) : 4  
Area : 825m<sup>2</sup>  
Nb. of bathrooms : 3  
Equipped kitchen : Non

### ENERGY PASS

#### Energy class



#### Thermal insulation class

**B**

#### CO2 emissions Class

**A**

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