



## Terraced house

256m<sup>2</sup> 6 Bedroom(s)  
capellen

1 390 000€

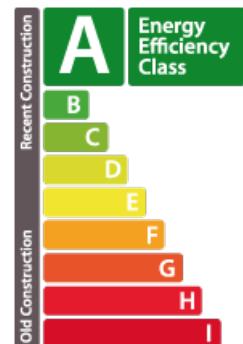


## DESCRIPTION

House Dream is offering you this exceptional family home (AAA) with a living area of 210m<sup>2</sup>, built in 2021 in a cul-de-sac. Located in Dahlem (Garnich municipality), just 6.5km from Capellen, in a new and very quiet residential area. This property has been finished to an extremely high standard on every floor, with quality being a distinctive feature. Only 8.5km and 11 minutes (by car) from the European School Luxembourg. There is also the 821 bus, with a bus stop at the bottom of the house and next to the European School. It is composed as follows: Level -13 large rooms with the same finish as the living areas (painted walls, tiled floors, underfloor heating, high-quality German doors, dual-flow ventilation, LED lighting). Easily converted into a gym, yoga studio, wine cellar, cinema/games room. 1 Fully equipped laundry room (15m<sup>2</sup>) with gas condensing boiler, washing machine, dryer, dual-flow ventilation system. Ground floor: Level 01 Garage plus three outdoor parking spaces Entrance ha...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -

Nb. chamber (s) : 6

Area : 256m<sup>2</sup>

Nb. of bathrooms : 1

Equipped kitchen : Oui

### Thermal insulation class



## House dream

14/16 rue Michel Rodange L-2430

27 77 00 78

contact@housedream.lu

<https://www.housedream.lu/en/detail-1230>