

supereal.

deal.



Bettembourg

house - 4 bedrooms

200 m² - 2.81 ares

For sale by Supereal. Superb new house with four bedrooms in Bettembourg!

Particular attention will be paid to the finishes, notably using a blend of natural tones ensuring the comfort of its occupants. It will also be equipped with a heat pump with underfloor heating and an alarm system.

On a plot of 2.81 ares, with a usable area of 198 sqm and 163 sqm of living space, this house offers on the garden level an entrance with a guest toilet, a kitchen opening onto a beautiful living room totalling ±50 sqm with access to a generous terrace and the garden. On the same level, there is a garage with parking space in front, a cellar, and a boiler room.

On the upper floor, a night hall will lead to a master suite of ±30 sqm with access to a balcony, a dressing area, and a shower room with a toilet, a second bedroom of over 15 sqm, and a bathroom with a toilet.

The top floor offers two large bedrooms of 14 and 23 sqm, a shower room with a toilet, and a laundry room.

4 rue des Prés in Bettembourg is about a ten-minute walk from the train station. The municipality of Bettembourg offers its residents great ease of travel via public transportation and the highway, numerous shops and supermarkets, restaurants, as well as schools and nurseries. There are also various leisure activities such as a swimming center, tennis and football clubs, the Parc Merveilleux, and many hiking trails due to its proximity to nature.

Fees are paid by the seller. If you need any further information or an estimate of your property, feel free to contact our great team! Supereal. smart real estate services.

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À vendre par Supereal. Sublime maison neuve quatre chambres à Bettembourg !

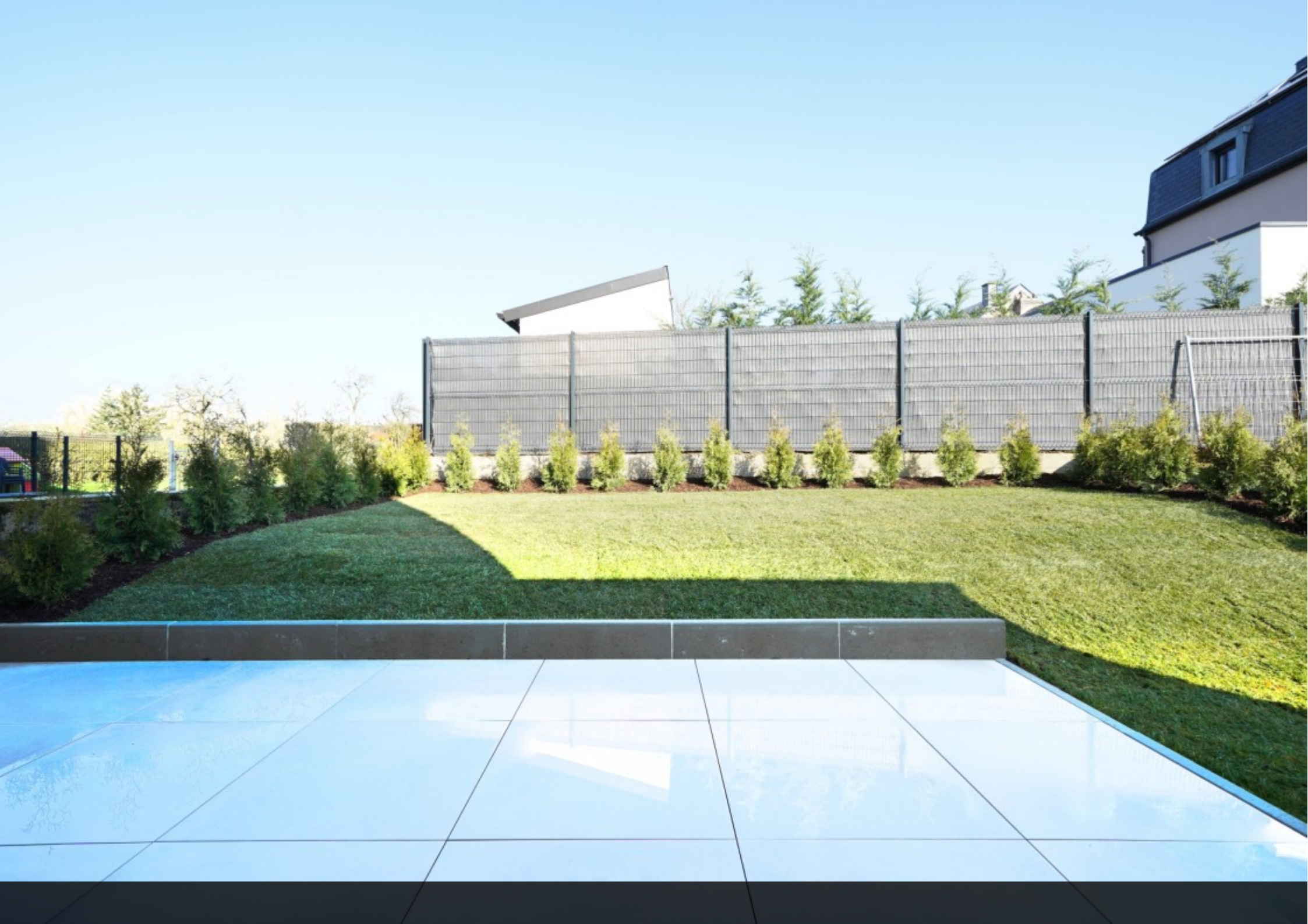
Une attention toute particulière sera apportée aux finitions et avec notamment un alliage de tons naturels assurant le confort de ses occupants. Elle sera également équipée d'une pompe à chaleur avec chauffage au sol et d'un système d'alarme.

Sur une parcelle de 2,81 ares, d'une surface utile de 198m² et de 163m² habitables, elle offre en rez-de-jardin, une entrée avec toilette invité, une cuisine donnant sur une belle pièce de vie totalisant ±50m² avec accès à une terrasse de 26m² et au jardin. Au même niveau se trouveront un garage avec un emplacement de stationnement devant, une cave et une chaufferie.

À l'étage supérieur, un hall de nuit desservira une suite parentale de ±30m² avec accès à un balcon, un espace dressing et une salle de douche avec wc, une

A photograph of a modern, two-story house with a light beige exterior and a dark grey roof. The house features a prominent dormer window with a dark frame and a small balcony with a white railing. Below the dormer, there are three rectangular windows with dark frames. The word "deal." is overlaid in large, white, italicized lowercase letters across the middle of the image. The background is a clear blue sky, and a small green plant is visible in the bottom left corner.

deal.

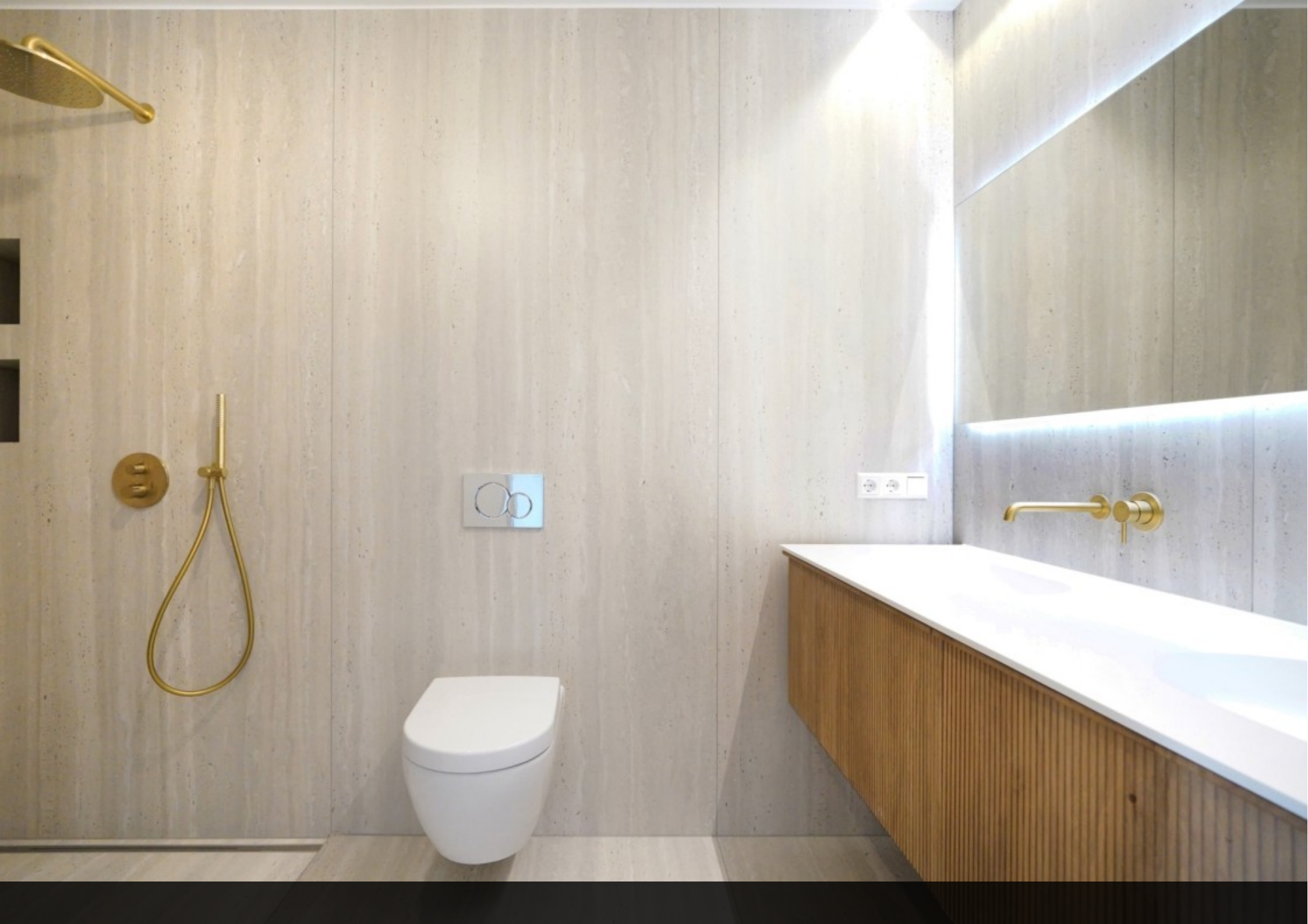


















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