# Individual house

825m² 4 Bedroom(s)
Clervaux

**885 000€**







## DESCRIPTION

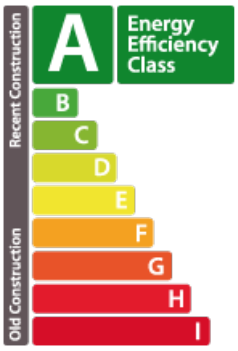
LAND PRICE AND TURNKEY CONSTRUCTION INCLUDED!!! GROUND FLOOR CONCRETE CONSTRUCTION1st and 2nd floor, wood frame construction 35 cm thick WORK TIME 7 MONTHS!!!!250sqm +- net living area 163 sqm ! 4 bedrooms 3 bathrooms, dressing room, 3-car garage !!! (possible winter garden sqm extra 25.000€ +-)ABOUT 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 : 825m²
Nb. of bathrooms : 3
Equipped kitchen : Non

## ENERGY PASS

### Energy class




### Thermal insulation class

B

### CO2 emissions Class

A

**RBI Luxembourg S.A**

**B.P 6 L-5501**
**+352-346520**
**rbi@pt.lu**
**https://www.rbi.lu/en/detail-2449668**