



## Semi-detached house

LEXY (54)

**287 000 €**



88 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Lucie LE GOUAS from Capifrance presents exclusively this beautiful 88m<sup>2</sup> semi-detached house located in the highly sought-after town of LEXY, 10 minutes from the Belgian and Luxembourg borders.

The entrance leads to the 23m<sup>2</sup> living room with transverse light and its panoramic pellet stove Skia Design installed 8 years ago, the bright 17m<sup>2</sup> equipped kitchen with a view of the greenery and a dining area. You will also find a separate toilet, a lovely bathroom, and a shower. The 17m<sup>2</sup> garage with a motorized door completes this level.

A magnificent oak staircase will take you to the 1st floor, which consists of 2 bedrooms of 12m<sup>2</sup>, a 3rd attic bedroom, and a separate toilet.

Outside, you have a private parking space at the front of the house. A beautiful enclosed and wooded garden with a South-facing terrace protected by an electric blind at the back of the house.

For your comfort, PVC double-glazed windows, manual and motorized shutters, gas boiler from 2010, well-maintained roof, moss removed in 2022.

Virtual tour on request.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,24% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 825001  
Property type ..... Semi-detached house  
Year of construction ..... 1956  
Exposure ..... South

### SURFACES

Living space ..... 88 m<sup>2</sup>  
Living room surface ..... 23 m<sup>2</sup>  
Land surface ..... 320 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 2  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 289  
GES ..... 36

### APPENDIX

Parking ..... couvert  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non



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SAS au capital de 100.000 euros

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