



## House

MEXY (54)

**247 000 €\***

\* Agency fees to be paid by the seller



89 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

MEXY Very popular town Semi-detached house on 1 side from 2011 - approx 89m<sup>2</sup> approx 122m<sup>2</sup> on the ground with laundry room/pantry of approx 33.5m<sup>2</sup> - land approx 340m<sup>2</sup> - 2 bedrooms + garage + 4/5 parking spaces Looking for a new home where conviviality meets practicality? Do not search anymore ! You have just found the nugget that will brighten up your daily life. ? Welcome to this terraced house on 1 side which combines charm and functionality, located in a neighborhood, close to the roads leading to Luxembourg and all the amenities you could dream of. ? ?? You benefit from 2 bedrooms, offering the privacy necessary for your peace of mind. ? And so that the morning routine turns into a moment of relaxation, you have not one, but two bathrooms available. No more waiting in line in the morning! ? A large pantry with laundry room makes your life easier by offering you generous storage space to organize your home. ? To pamper your vehicle, an isolated garage is at your disposal. ?? And when the sun comes out, the southwest-facing terrace becomes your refuge to enjoy sweet moments in the open air. Don't miss this opportunity to combine business with pleasure. Contact me today for a guided tour and prepare to fall in love with your future home!

Les honoraires sont à la charge du vendeur.

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 ..... 850188  
Property type ..... House  
Year of construction ..... 2011  
Exposure ..... S-W  
View ..... Vue sur Jardin

### SURFACES

Living space ..... 89 m<sup>2</sup>  
Surface Carrez Law ..... 88.4 m<sup>2</sup>  
Land surface ..... 340 m<sup>2</sup>

### COMPOSITION

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

### DPE/GES

DPE ..... 179  
GES ..... 5

### APPENDIX

Parking ..... extérieur  
Parking space ..... 4  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité  
Kitchen ..... équipée