

# PRESTIGE PROPERTY

## ESCHERANGE

REF. 7450

3 600 000 €

1200m<sup>2</sup> Area



Located in the heart of nature, just a few minutes from the Grand Duchy of Luxembourg, your Unicorn real estate agency offers you a preview of this 13,592 m<sup>2</sup> estate, beautifully maintained, offering a peaceful and serene living environment, far from the urban hustle and bustle.

The estate boasts first-rate equestrian facilities. The stables include 28 spacious, well-ventilated boxes, equipped for insemination, with solarium, shower and tack room. A lighted and ventilated indoor arena of over 2800 m<sup>2</sup> makes riding possible in all seasons. In addition to the riding arenas and carousel, the estate also offers a paddock and several sheds for storing equipment and fodder.

The main house, built in 2004, is a charming 275 m<sup>2</sup> residence. It includes 3 bedrooms, a modern fully-equipped kitchen and a living room with fireplace. A second house, built in 2010, has 2 studios and a one-bedroom apartment, offering additional accommodation possibilities. At the entrance to the property is the janitor's house, with a mezzanine bedroom.

The ancillary facilities are equally impressive. A 130 m<sup>2</sup> reception room with professional kitchen is ideal for events. The swimming pool offers an unobstructed view of the estate. For leisure activities, the estate offers a large fishing pond, a sublime aviary and numerous trails for walking or horseback riding. The perfectly manicured landscaped garden offers shaded areas and terraces for relaxing.

Built like a small hamlet, it features a charming chapel overlooking the buildings, adding a touch of character and history to the whole.

This equestrian estate offers significant commercial potential, ideal for an equestrian center, boarding school or owner's stable. What's more, it's close to amenities such as schools, shops and health services, all just a few minutes away by car.

For more information or to arrange a viewing, please contact us today on +352 26 54 17 17.

<https://www.loft.lu/en/detail-7450-vente-propriete-de-prestige-escherange>

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