

# HOUSE

## BERTRANGE

REF. 8671

2 350 000 €

572m<sup>2</sup> Area

Energetic Index A



Your real estate agency is offering for sale (Asset or Share Deal) a high-end real estate project that has already been authorized, offering a rare and exclusive opportunity.

Ideally located in Bertrange, in a quiet street, this project calls for the construction of two sumptuous two-family villas designed to combine elegance, comfort and modernity. Each home will feature a gross floor area of 286m<sup>2</sup> on a private plot of 2.70 ares, guaranteeing an intimate and refined living environment.

The contemporary architecture and generous volumes have been meticulously designed to offer an exceptional living environment.

The layout, developed by Synergy Group, is as follows:

On the first floor, an entrance hall leads to a spacious, light-filled living room of ± 46m<sup>2</sup>, comprising a living room, dining room and open kitchen with direct access to an elegant terrace and private landscaped garden.

On the second floor are two comfortable children's bedrooms, a modern shower room with toilet, an open-plan office space overlooking the living area, ideal for telecommuting, and an optimized storage room.

On the second floor, an exceptional 35m<sup>2</sup> master-bedroom with custom-made dressing room and private bathroom, and an exclusive terrace for private gatherings.

The basement features a wellness and fitness area that could be converted into a gym or home cinema, as well as a boiler room, laundry room and utility room.

It is also possible to revise the project to create a single detached villa on a 5.47-acre plot, to create an

<https://www.loft.lu/en/detail-8671-vente-maison-bertrange>

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