INDIVIDUAL HOUSE

KOCKELSCHEUER (ROESER)

REF. 9301

3 470 000 €

4 bedroom(s)
295m² Area
Energetic Index A



Your real estate agency, Unicorn Real Estate, is pleased to offer for sale this superb new single-family home of 295 m², located at the end of a quiet and peaceful cul-de-sac. The property sits on a 6.55-are lot.

On the ground floor, a spacious entry hall leads to a large living room of nearly 100 m² with a fireplace, bathed in light thanks to large floor-to-ceiling windows providing direct access to the terrace and an open kitchen.
A bedroom that can serve as an office, featuring its own private bathroom, opens onto a 90-square-meter terrace and a south-west facing garden. A storage room and a guest restroom complete this level.

The sleeping area on the first floor features four beautiful bedrooms, including an elegant master suite with a walk-in closet and full bathroom offering direct access to a lovely terrace. Two additional shower rooms serve the other bedrooms.

In the basement, the house features a garage that can accommodate 5 cars, a large laundry room, cellars including a wine cellar, a fitness room, and the utility room.

A rare feature: the house is equipped with an elevator, ensuring optimal daily comfort.

Ideally located, the property enjoys a quiet setting while remaining close to the city and major roadways.

The house is sold turnkey, with the garden and interior finishes included.

Availability: in 8 months.

Renderings are for illustrative purposes only.

This listing is also available on the

https://www.loft.lu/en/detail-9301-vente-maison-individuelle-kockelscheuer-roeser

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