

HOUSE

LUXEMBOURG-MERL

REF. 9352

1 390 000 €

4 bedrooms

163m² Surface (m²)

Energetic Index H



Your Unicorn Real Estate agency is pleased to offer, exclusively, a house ideally located on a quiet one-way street in the sought-after Merl neighborhood. Surrounded on three sides by open space, it enjoys a prime location in close proximity to downtown, the Geesseknäppchen campus, international schools, shops, and major transportation routes.

Built on a 2.13-acre lot, this property offers approximately 163 m² of living space spread across several levels, featuring spacious rooms and significant potential for appreciation.

Upon entering, the house captivates with its authentic charm, featuring an original marble staircase, generous spaces, and abundant natural light. The first floor features a spacious living room of over 33 m² as well as a separate kitchen opening onto a balcony.

The sleeping area consists of four comfortable bedrooms spread across the upper floors, complemented by two bathrooms and a balcony.

At the rear, the west-facing garden is a true haven of peace in the heart of the city. The terrace allows you to fully enjoy beautiful sunny days in a lush, well-preserved setting.

A closed garage, an outdoor parking space, several cellars, and storage areas round out the property.

This home represents a rare opportunity for a family looking to settle in one of Luxembourg City's most sought-after residential neighborhoods or for an investor seeking a property with particularly attractive renovation potential.

For more information or to schedule a tour, please feel free to contact the Unicorn agency at +352 26 54 17 17

<https://www.new.unicorn.lu/en/detail-9352-vente-maison-luxembourg-merl>



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