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PROPERTY · REFERENCE 9312

House for sale in Rumelange - 290m²

1 450 000€

REFERENCE	TYPE	CITY	COUNTRY	AREA
9312	House	Rumelange	Luxembourg	290 m²

PRICE	BEDROOMS
1 450 000€	6

Description

Your Unicorn real estate agency is pleased to present this exclusive property, nestled in a lush green setting in Rumelange. Completely renovated between 2021 and 2024, it offers approximately 290 m² of living space and stands out for its intelligent design, where each level has been thoughtfully planned to combine comfort with versatility.

From the very first moment, the property captivates with its soothing natural setting. Surrounded by greenery and enjoying a peaceful environment, it offers a true sense of escape in everyday life, like a vacation atmosphere just minutes from amenities.

Once past the main entrance, the house reveals a fluid and perfectly organized layout. The first level centers around a spectacular living area of over 65 m², the true centerpiece of the property. Bathed in light, this open space features a fully equipped kitchen with contemporary lines, extending into an elegant living room enhanced by a gas fireplace. Two separate offices, located on this same level, offer an ideal workspace or can easily be converted into additional bedrooms, as needed. This level features a first powder room and a laundry room.

Upstairs, the sleeping area offers three comfortable bedrooms as well as a bathroom. A spacious recreation area of nearly 38 m², featuring a wood-burning stove, completes this level. Designed as a place for relaxation or entertaining, it opens onto a superb terrace of approximately 16 m² offering unobstructed views of the surrounding nature, providing a true breath of fresh air in daily life.

The ground floor, meanwhile, is a particularly rare asset on the market. It features a separate space centered around a studio of over 30 m² with its own entrance, complemented by ancillary areas (wine cellar, utility rooms). This layout allows for multiple possibilities: a private practice, a professional space, independent living, or hosting guests with complete autonomy.

A 60 m² garage capable of accommodating up to four vehicles rounds out the amenities of this property…

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