

# HOUSE

## MOUTFORT

REF. 6101

1 100 000 €

3 bedrooms

144.08m<sup>2</sup> Surface (m<sup>2</sup>)



In the quiet countryside at only 16 min drive from Luxembourg-City, the Unicorn real estate agency offers for sale a 3 bedroom house of 135.37m<sup>2</sup> and its private garden in Moutfort.

Judiciously arranged on two floors, this property invites you to discover an entrance of 9.51m<sup>2</sup> allowing you to access a living space with kitchen open to the living room and dining room of 37.33m<sup>2</sup>. The whole, bathed in light thanks to the bay windows giving access to a terrace of 31.80m<sup>2</sup> and a garden of 87.89m<sup>2</sup>. The access to the garage, to the technical room and a separate toilet is also on this level.

The night space is located on two floors. By taking the stairs, you will reach the second level where there is a first bedroom of 13.63m<sup>2</sup>, and a second of 18.30m<sup>2</sup>. A games room of 9.44m<sup>2</sup> with access to a terrace of 4.82m<sup>2</sup> and a shower room with toilet complete this floor.

On the top level, a master suite with a 15.51m<sup>2</sup> bedroom and its dressing room of 7.05m<sup>2</sup> with bathroom. Two terraces of 11.32m<sup>2</sup> and 2.90m<sup>2</sup> bring a beautiful luminosity.

For a main residence, this apartment is a real gem.

Price including VAT 3%.

Computer generated images are not contractual.

For any information, contact our agency at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-6101-vente-maison-moutfort>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu