

# HOUSE

## NOSPELT

REF. 7118

3 800 €

4 bedrooms

245m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index E



In the heart of the charming village of Nospelt, your Unicorn estate agency is pleased to offer for rent this sublime house that carefully blends old and new.

With a surface area of 245m<sup>2</sup>, this early 19th century building, first renovated in the 1990s and again in 2016, exudes a very special style.

A blend of materials and periods, the ensemble offers a perfect combination of styles. Solid parquet floors, wooden elements and modern materials all come together in perfect harmony.

As you enter, this atypical property offers a spacious, well laid-out first floor. Each room on the first floor gives access to the next one, with pretty adjoining rooms the likes of which no longer exist.

Starting the tour on the left, the office room gives access to the living room and dining room. From the dining room, you have access on one side to the terrace and perfectly manicured garden, and on the other to a perfectly equipped, modern kitchen.

On this level you'll also find a separate toilet, a laundry room and access to a carport for 2 vehicles.

The first level of the house is accessed either by a period staircase opposite the front door, or by a modern staircase just past the dining room. This floor features a cinema room, a bedroom, a bathroom and a spacious master suite with en-suite bathroom and an anteroom that can be used as a dressing room.

This cocoon is the perfect place to retreat to after a stressful day. Each bedroom features solid parquet flooring, perfectly maintained.

The second and last level houses two adjoining bedrooms.

Pleasant, warm and atypical this house is to be discovered as soon as possible.



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

T. +352 26 54 17 17  
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info@unicorn.lu  
www.unicorn.lu

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Rental conditions :

\* Deposit of 2 months' rent

\* 1st month's rent payable in advance

\* 1 month's agency commission + applicable VAT, shared between lessee and lessor.

For more information or to arrange a viewing, please contact us on +352 26 54 17 17

<https://www.unicorn.lu/en/detail-7118-location-maison-nospelt>



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