

# HOUSE

## WASSERBILLIG

REF. 7131

1 350 000 €

5 bedrooms

200m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



In a very quite residential area, in the heart of Wasserbillig, your Unicorn real estate agency is delighted to offer you this superb house with a contemporary style.

This 3-sided freehold house from 1950 has been entirely renovated in 2017. Modernity, parquet floors and tiles blend perfectly and give a pleasant style to this house of about 200m<sup>2</sup>.

On the first floor you will discover a charming entrance hall distributing an office with independent intercom, ideal for a liberal profession, then a guest toilet. This floor has a living room and an impressive living room with open kitchen.

This spacious living space consists of a fully equipped kitchen (Hôte Bora, Siemens etc.) and a living room. This room is very bright thanks to the large sliding windows giving access to the terrace and the intimate/private garden of the house accessible from the kitchen. The luminosity of this room underlines with care the details and the quality materials which decorate it.

It is quite possible and pleasant to imagine installing a fireplace (pre-installation made), which would perfectly complete the room and give it a cosy atmosphere.

On the first floor, there are two beautiful bedrooms of generous size, and a spacious bathroom with access to the balcony of 65m<sup>2</sup> to enjoy the Mosel view and relaxing.

The second and last floor of the house is occupied by a superb master suite, which benefits from a dressing room and an adjoining shower room. A perfect cocoon to relax in peace after a hard day. The master suite has its own clima control system to keep it comfortable at any time of the year.

In the garden, you will find a pretty wooden house on two levels that can be used as a workshop or a wellness area.

This beautiful house is perfectly suited for family life and is close to all amenities, especially a



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school and a children's playground. Best infrastructure, train and bus connection to any direction.

For more information or to make a visit, please contact our agency at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-7131-vente-maison-wasserbillig>



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