

# HOUSE

## WORMELDANGE

REF. 8353

1 170 000 €

4 bedrooms

142m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your Unicorn Real Estate agency offers for sale this house in future state of completion, located in a quiet, unspoilt environment on the edge of the Moselle. Located in the small commune of Ahn, this intimate future housing estate in the heart of winegrowing estates offers an idyllic living environment.

An entrance hall leads to a large 40m<sup>2</sup> living space with open-plan kitchen. A storeroom and laundry room are located behind the kitchen. Large bay windows give access to the 26m<sup>2</sup> terrace overlooking the garden, providing optimum light and an unobstructed view of the Moselle river and its exceptional natural environment.

Upstairs, you'll find 4 good-sized bedrooms, plus a shower room and bathroom.

There's a 36 m<sup>2</sup> cellar in the basement and a carport for two cars.

Along the wine route and overlooking the Moselle River, which separates it from German territory, the small community of Ahn offers an ideal setting for lovers of the great outdoors and peace and quiet. Surrounded by hills and winegrowing estates, the village has preserved its old-world charm and authenticity, with narrow streets lined with flower-filled houses, making it a popular tourist destination with many footpaths.

Situated on the German border, it takes less than 30 minutes to reach the capital. For further information, contact our agency by telephone on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-8353-vente-maison-wormeldange>



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