

# HOUSE

## WORMELDANGE

REF. 8354

1 140 000 €

4 bedrooms

134m<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 30m<sup>2</sup> living space with open kitchen. Large bay windows open onto a 20m<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. A laundry room is also provided on this floor.

There's a 15 m<sup>2</sup> cellar in the basement and a carport for one car.

Along the wine route and overlooking the Moselle, which separates it from German territory, the small community of Ahn offers an ideal living environment 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-8354-vente-maison-wormeldange>



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

[info@unicorn.lu](mailto:info@unicorn.lu)  
[www.unicorn.lu](http://www.unicorn.lu)

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