

# HOUSE

## ESCH-SUR-ALZETTE

REF. 6290

# SOLD

5 bedroom(s)  
216m<sup>2</sup> Area  
Energetic Index B



Discover this magnificent architect's house arranged on 4 levels.

The 3-sided house is located in Esch-sur-Alzette, a few steps from the center and close to all amenities in a quiet and popular area on the edge of the forest. It offers a living space of 216 m<sup>2</sup> (gross surface of 293 m<sup>2</sup>) on a plot of 5 ares.

The property offers you on the first floor :

- a spacious entrance with checkrooms and an oak staircase with integrated lighting
- a cellar
- a technical room
- a storage room
- a garage for 2 vehicles

On the second floor :

- 3 bedrooms including a master suite with access to its dressing room and bathroom with bathtub
- a second bathroom with an Italian shower
- a patio of 35 m<sup>2</sup> will allow you to access the fourth bedroom of 28 m<sup>2</sup> and an outbuilding

On the second floor :

- a large equipped kitchen open on the living room and giving an access via the footbridge to the second terrace of a surface of 37 m<sup>2</sup>
- a toilet of courtesy
- a room of arrangement
- a laundry room

On the last floor,

- a 36 m<sup>2</sup> mezzanine living room that can be used as a 5th bedroom, this warm room has an open fire

<https://www.loft.lu/en/detail-6290-vente-maison-esch-sur-alzette>

**loft**.lu

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

info@loft.lu  
www.loft.lu

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