

# HOUSE HELMSANGE

REF. 6936

## Price on demand

6 bedroom(s)

278m<sup>2</sup> Area

Energetic Index I



In the heart of the commune of Walferdange, in the Alzette valley, nestled between the Grünwald and the Bambësch, Luxembourg's two largest forests, our partner real estate agency is delighted to offer for sale this sublime character house dating from the early 20th century.

Free on all four sides and fully renovated in 2015, this charming, modern house offers around 214m<sup>2</sup> of living space and 278m<sup>2</sup> of gross floor area, all on 4.5 ares of land.

The vast entrance hall, with its period tiles and the staircase as a backdrop, the solid oak centerpiece, welcomes you under high ceilings. The high ceilings, which can be seen throughout the house, and the solid oak parquet flooring give the house its sober, elegant character.

The first floor comprises a living-dining room with access to the terrace and opening onto the garden, a contemporary and refined bespoke kitchen of excellent quality in stained oak and "emperador" marble worktops. A checkroom and guest toilet complete this level.

A superb period staircase leads to the second floor, with two bedrooms, including a large boudoir-style master suite with a vast custom-made dressing room and integrated study area, and a shower room with toilet.

The second floor features three good-sized bedrooms and a bathroom with WC.

Access to the attic is via a recent contemporary staircase that seems to float like a sculpture. Here you'll find an intimate space that can be used as a 6th bedroom if required.

A garage and a large cellar with access to the garden complete the ensemble.

As an extension of the house, the exteriors have also been carefully thought out and landscaped. The

<https://www.loft.lu/en/detail-6936-vente-maison-helmsange>

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