

# HOUSE

**EHNEN**

**REF. 7108**

**6 125 000 €**

6 bedrooms

546m<sup>2</sup> Surface (m<sup>2</sup>)



With a gross surface area of 886 m<sup>2</sup> and a living area of 546 m<sup>2</sup>, this magnificent contemporary villa has been designed for dreaming and living in great comfort.

As soon as you enter, under a double-height ceiling, you'll be dazzled by the elegant heated swimming pool surrounded by bay windows overlooking the Moselle River.

The living space of over 100 m<sup>2</sup> features an ultra-modern, functional open kitchen, a scullery, a lounge with bar, a dining room with direct access to the terrace and a fireplace.

On the same level, you'll find a splendid 16 m<sup>2</sup> master suite with a high-standard 20 m<sup>2</sup> dressing room and a bathroom featuring top-of-the-range fittings:

- Sauna
- Hammam
- Jacuzzi bath with TV

The second floor comprises :

- A master suite with bathroom and dressing room
- One bedroom with bathroom
- Two bedrooms
- A fully soundproofed hall
- A laundry room

The first floor and second floor benefit from a splendid view of the Moselle thanks to numerous bay windows.

The basement includes :

- A 13-car garage
- An air-conditioned wine cellar
- Two cellars for storing personal belongings
- A safe
- A shower room
- Several technical rooms



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The elevator, linking the 3 levels, gives you easy access to all three.

Comfort and equipment

- Underfloor heating, double-flow ventilation and chilled ceilings
- Individual home automation for each room
- Each floor has its own control panel for electricity, sound, underfloor heating, chilled ceilings and electric blinds.
- Solar panel and oil-fired heating, triple glazing.
- Video entry phone
- Alarm and video surveillance system
- IT and WIFI cabling
- Fire detector
- Lime and Kangen filters
- Automatic garden watering
- Heating for certain Mediterranean trees (olive and palm)

For further information, please contact us on +352 26 54 17 17

More photos and information? This house is also available at [www.loft.lu](http://www.loft.lu).

<https://www.unicorn.lu/en/detail-7108-vente-maison-ehnen>



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