

# HOUSE

## MERSCH

REF. 8476

1 690 000 €

6 bedrooms

340m<sup>2</sup> Surface (m<sup>2</sup>)



Your Unicorn agency invites you to discover this magnificent villa located in a residential area on the heights of Mersch. Built in 1993, this property offers 340 m<sup>2</sup> of living space and 528 m<sup>2</sup> of gross floor area on 9.35 ares of land.

You'll appreciate its vast interior spaces, offering many generously-sized rooms, such as a large living room, a spacious kitchen and 6 comfortable bedrooms. The villa is distinguished by its functional layout, with a bathroom on every floor, including the garden level, for optimum comfort.

The entire house is in excellent condition and has been meticulously maintained, so no major work is required. The solidly built architecture features beautiful terraces that surround the entire house, offering exceptional outdoor spaces to enjoy every moment of the day.

Finally, this villa also offers development potential: an additional room on the garden level, currently integrated into the garage, could be converted into a bedroom. The attic could also be used as an office.

Two garages complete this exceptional property, combining space, quality construction and an ideal living environment in one of Mersch's most pleasant neighborhoods.

For more information or to arrange a viewing, please contact us today on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8476-vente-maison-mersch>



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