

HOUSE

KAYL

REF. 8995

1 798 000 €

4 bedrooms

355m² Surface (m²)



Your Unicorn real estate agency offers this attractive villa for sale, located in a residential area of Kayl, offering calm, privacy and an exceptional living environment. Built in 1995, this property offers around 200 m² of living space and 355 m² of gross floor area on a 10-acre plot, and will seduce you with its classic architecture.

From the moment you arrive, the tone is set: a neat, welcoming entrance and a tastefully landscaped garden. Inside, generous volumes, natural light and quality fittings create a warm atmosphere.

The living-dining room with fireplace and insert opens onto a lovely terrace and garden. There's also a library with mezzanine, ideal for an office. The fully-equipped galley kitchen with pantry has access to a second shaded terrace, perfect for enjoying fine weather.

The first floor also includes a bedroom with en suite bathroom, guest toilet and several storage spaces.

Upstairs: three comfortable bedrooms, a modern bathroom and access to the attic.

The full basement offers numerous possibilities: recording studio, laundry room, storage space, gas boiler room (installed in 2016), as well as a 4-car garage with access to the garden. Connections for a future swimming pool are already planned!

Outside, a mature, carefully tended garden offers a peaceful, verdant living environment. It features fruit trees such as cherry and almond, as well as a generous vegetable garden, ideal for nature and gardening enthusiasts. An additional plot can be made available if required.

Close to Dudelange, Schiffange and Esch/Alzette, this property offers the perfect balance between urban living, nature and comfort.

For more information, contact your Unicorn estate agent today on +352 26 54 17 17 or by



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<https://www.unicorn.lu/en/detail-8995-vente-maison-kayl>



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