

HOUSE

LUXEMBOURG-BEGGEN

REF. 9118

1 485 000 €

4 bedrooms

224m² Surface (m²)



Your Unicorn real estate agency offers you this exclusive three-sided freehold house, ideally located on a quiet street in the residential district of Beggen, which embodies the perfect balance of charm, modern comfort and functionality.

Built in 1960 and extensively renovated in 2010, the property offers around 160 m² of living space over three levels, complemented by a functional basement. The first floor features an entrance hall leading to a vast, luminous living room with fireplace and direct access to the terrace and garden, as well as a meticulously-finished Siemens fitted kitchen. This generous living space invites conviviality and lends itself perfectly to family get-togethers and receptions alike.

The upper floor features three comfortable bedrooms and an elegant bathroom. The cleverly converted attic offers two additional bedrooms that can accommodate a large family or be used as an office and guest space.

The house benefits from regular renovations and investments that guarantee excellent living comfort and peace of mind for future buyers. The Viessmann gas boiler installed in 2019, the photovoltaic system installed in 2025, the PVC double-glazed windows fitted with electric shutters and the facade renovated and repainted in 2014. The basement houses a garage with electric door, a laundry room, a boiler room and several storage spaces.

Outside, the garden offers an intimate, well-exposed setting, enhanced by a remarkable fruit tree that provides shade and coolness in fine weather. The terrace, equipped with an awning, completes this pleasant space and invites you to enjoy the fine weather in complete tranquillity.

The location is a major asset of this property. The house is located in a quiet residential street, just a stone's throw from essential amenities. A crèche is located opposite, and an elementary school, care home and playground are just a few minutes' walk away, while a shopping center and nearby forest complete this particularly convenient and pleasant environment.



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

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

info@unicorn.lu
www.unicorn.lu

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With its five bedrooms, well-oriented garden and quality features, this house represents a rare opportunity on the Beggen market. It combines a privileged location, modern comforts and timeless charm, offering the ideal living environment for a family looking for a prime address just a few minutes from downtown Luxembourg.

For further information or to arrange a viewing, please contact us by telephone on +352 26 54 17 17 or by e-mail at info@unicorn.lu

<https://www.unicorn.lu/en/detail-9118-vente-maison-luxembourg-beggen>



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