

HOUSE

MAMER

REF. 9246

890 000 €

4 bedrooms

195m² Surface (m²)

Energetic Index H



Your Unicorn real estate agency offers you the exclusive sale of a beautiful house located in a quiet residential area of Mamer.

Built around 1920 on a 3.82-acre plot, this house has a gross floor area of approx. 290 m², including almost 195 m² of living space. Built on concrete slabs, the quality of the structure, generous volumes and high ceilings offer superb renovation potential.

The first floor features a vast entrance hall, a double living room, a dining room, a separate kitchen and a separate toilet.

Upstairs are three large bedrooms, a bathroom and an additional room that could be converted into a dressing room, office or private shower room.

The attic, with a floor area of approx. 91 m² (including 61 m² with a ceiling height of over two meters), can be converted into additional living space as required.

A 32 m² basement, a 16 m² detached garage and two terraces, one of which adjoins the garden, complete the property.

The house benefits from a solid structure, a slate roof, PVC double-glazed windows and an oil-fired heating system. Renovation work is planned to optimize the property's comfort and energy performance.

Available immediately, this property offers the possibility of benefiting from the 3% VAT balance, which can be used for 100% of the renovation work.

Ideally located close to the center of Mamer, schools, transport and shops, this house represents a rare opportunity to create a spacious, bright family home full of character.

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



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<https://www.unicorn.lu/en/detail-9246-vente-maison-mamer>



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