

**HOUSE  
SCHIFFLANGE  
REF. 9253**

**470 000 €**

3 bedrooms

96m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Your Unicorn real estate agency is exclusively offering this house located in the peaceful Cité Emile Mayrisch in Schiffange. Built in the 1900s, it offers great potential for those wishing to create a tailor-made project. The structure is sound, the natural slate roof was redone in the 2000s and the environment is calm, yet close to amenities, schools and motorway access.

Today, the house comprises a first floor including an entrance hall with toilet, a separate kitchen and a dining room. Upstairs are two good-sized bedrooms. The attic has been converted into a third bedroom and a study. The basement has a cellar, boiler room and small shower room. Total living space is around 96.5 m<sup>2</sup> (excluding basement).

Renovations are planned (windows, floors, walls, facade) as well as general modernization.

At the front of the house, a small outdoor area can be converted into a parking space. It is also possible, as many neighbors do, to create a front extension, which would improve volumes and potentially add an extra bedroom.

This house represents a great opportunity for those looking for a renovation project in a quiet residential area, with strong potential for optimization and enhancement.

For further information or to arrange a viewing, please contact our agency on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-9253-vente-maison-schiffange>



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