

HOUSE

LUXEMBOURG-CENTRE

REF. 9255

2 275 000 €

4 bedrooms

160m² Surface (m²)

Energetic Index G



Right in the heart of Luxembourg, on the prestigious Plateau Bourbon, in a charming, quiet street close to all amenities, your Unicorn estate agency offers this superb, atypical, contemporary town house for sale.

With a living area of around 160m² (plus a vast basement), this unusual property is a perfect blend of styles. Old-world charm and modernity coexist in perfect harmony.

As soon as you walk through the door, you'll be seduced by the quality materials, particularly the solid oak staircase. A jewel of character.

Built in the early 1920s, this house boasts 3.30m high ceilings, period moldings and authentic parquet flooring, all of which blend perfectly with the modernity that has taken over the premises. Animal wallpapers add an original touch.

Entirely renovated with great taste, the house's sophisticated layout and spaces will win you over. A terrace and small garden will be particularly appreciated for enjoying the gentle summer breeze.

To the left of the entrance to the house, you'll find a beautiful open-plan living area. The open-plan kitchen is fully equipped.

The second floor features a contemporary bathroom with walk-in shower, bath, toilet and 2 large bedrooms, one of which can be used as a dressing room.

The second floor comprises 2 bedrooms and a spacious modern bathroom.

No parking is included with this house, but buying or renting is possible 2 steps away. Free parking is available in front of the house, thanks to the municipality's parking sticker.

Conveniently located in a sought-after neighborhood, this home is close to schools, daycare centers and shops. Perfectly served by all types of public transport, bus, streetcar and train,



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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you'll be 5 minutes from the cité judiciaire, the Ville Haute and the train station, and 15 minutes from the Kirchberg plateau via Le Grund.

This ad is also available on the Christies International Real Estate portal:

<a

=<https://www.christiesrealestate.com/homes/luxembourg/luxembourg/22-boulevard-de-la-ptresse-g>

and on the Loft portal:

<a href=<https://www.loft.lu/detail-8819-vente-maison-luxembourg-centre>>www.loft.lu

For further information or to arrange a visit, please do not hesitate to contact us on +352 26 54 17 17

<https://www.unicorn.lu/en/detail-9255-vente-maison-luxembourg-centre>



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