

# HOUSE

## BERTRANGE

REF. 9267

1 665 000 €

6 bedrooms

240m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Your Unicorn Real Estate agency is offering this house for sale exclusively. It is built on a 4.5-acre plot and is ideally located in Bertrange.

Built in 1992, it stands out for its rare potential on the local market. Currently organized into two independent dwellings—an apartment on the ground floor and a duplex on the upper floors—it can easily be reunited to create a large single-family residence of nearly 250 m<sup>2</sup> of living space, complemented by approximately 100 m<sup>2</sup> of basement space.

The interior spaces are characterized by generous and bright volumes, including several living rooms with beautiful natural exposure, 6 bedrooms, 3 bathrooms, numerous balconies, and an east-facing garden. Currently accessible via the common areas, this garden offers the opportunity for a refined landscaped space.

The functional and spacious basement includes two closed garages, several cellars, a laundry room, and technical rooms, offering additional possibilities for conversion according to requirements.

Although the entire house is in need of renovation, its sound structure provides an ideal basis for a contemporary and tailor-made reinterpretation, allowing the creation of a living space that is elegant, functional, and personalized.

This property is ideal for families looking for a large residence in a privileged environment, as well as for savvy investors interested in opportunities for division, co-living, or redevelopment, in accordance with municipal regulations.

This property represents a rare opportunity in Bertrange, combining a prime location, generous volumes, and potential for value creation, offering an ideal canvas for an exceptional residential project.

For more information or to arrange a viewing, please do not hesitate to contact us on +352 26 54 17 17.



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<https://www.unicorn.lu/en/detail-9267-vente-maison-bertrange>



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