DETACHED HOUSE

KOCKELSCHEUER (ROESER)

REF. 9298

3 670 000 €

4 bedrooms
315m² Surface (m²)
Energetic Index A



Your real estate agency, Unicorn Real Estate, is pleased to offer for sale this superb new single-family home with 315 square meters of living space, located at the end of a quiet, peaceful cul-de-sac. The property sits on a 7.17-acre lot.

On the ground floor, a spacious entry hall leads to a large living room of nearly 100 m² with a fireplace, bathed in light thanks to large bay windows providing direct access to the terrace and an open kitchen.
A bedroom that can serve as an office, featuring its own private bathroom, opens onto a 90-square-meter terrace and a garden facing southwest. A storage room and a guest bathroom complete this level.

The sleeping area on the first floor features four beautiful bedrooms, including an elegant master suite with a walk-in closet and full bathroom offering direct access to a lovely terrace. Two additional shower rooms serve the other bedrooms.

In the basement, the house features a garage that can accommodate 5 cars, a large laundry room, cellars including a wine cellar, a fitness room, and the utility room.

A rare feature: the house is equipped with an elevator, ensuring optimal daily comfort.

Ideally located, the property enjoys a quiet setting while remaining close to the city and major roadways.

The house is sold turnkey, with the garden and interior finishes included.

Availability: in 8 months.

Renderings are for illustrative purposes only.

For more information or to schedule a viewing, contact our Unicorn real estate agency at +352 26 54 17 17 or by email at info@unicorn.lu

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