

# HOUSE

## DUDELANGE

REF. 9332

645 000 €

3 bedrooms

102m<sup>2</sup> Surface (m<sup>2</sup>)



Your Unicorn real estate agency is pleased to present this charming house, built in 1927, as an exclusive listing. Located on a quiet cul-de-sac in Dudelange, it will charm you with its character, its brightness, and its prime location, featuring direct access to Le'H Park.

Built on a 2.05-acre lot, it offers approximately 102 m<sup>2</sup> of living space (128 m<sup>2</sup> of usable space) spread across several levels. The house has undergone numerous renovations over the years, including recent repairs to the roof and facade, providing a sound and well-maintained foundation today.

The ground floor features an entryway, a separate half-bath, and an open-concept living area comprising a bright living room and an open kitchen.

Upstairs, there are two comfortable bedrooms, one with a balcony, as well as a functional bathroom. The converted attic houses a third bedroom with a walk-in closet that can also serve as an office, ideal for remote work.

The full basement includes a laundry room, storage spaces, and a second shower room.

Outside, the west-facing garden enjoys optimal sunlight until sunset and features two terraces, perfect for enjoying sunny days. A garden shed completes the property. Two parking spaces are available in front of the house.

The house is in good overall condition and requires no major repairs.

Its location is a real asset, close to schools, daycare centers, public transportation, and just a few minutes' walk from downtown.

An ideal home for a family seeking peace and quiet, greenery, and proximity to all amenities.

For more information or to schedule a viewing, please feel free to contact us at +352 26 54 17 17.



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<https://www.unicorn.lu/en/detail-9332-vente-maison-dudelange>



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