

# HOUSE

## LUXEMBOURG-MERL

REF. 6282

# SOLD

2 bedroom(s)  
215m<sup>2</sup> Area



Discover this magnificent townhouse entirely renovated by an architect in a contemporary spirit with quality materials.

Located in a very popular residential area, a few steps from schools and 5 minutes from downtown, this house offers 288m<sup>2</sup> gross and 215m<sup>2</sup> living space.

From the entrance the codes are broken, curves replacing the traditional straight lines. On the ground floor, the huge room through which the house passes is home to a top-of-the-range fitted kitchen with luxury appliances. In the centre of this open space, the dining room can accommodate up to 10 people. The living room, as for him benefits from an incomparable height under ceiling thanks to the mezzanine of the first floor. Its huge bay window opens onto a very sunny two-level terrace facing west.

The access to the first floor is via an elegant spiral staircase. There is a bright office on the mezzanine and a fitness room with shower room (which can also be used as a bedroom).

The master suite is located on the entire second floor. You will appreciate its exceptional volume, its cathedral height and its through light. The bedroom is equipped with a very large dressing room and the open bathroom with whirlpool bathtub opens onto a balcony.

The house is sold with its selection of high-end furniture.

Solid exotic wood flooring, natural stone... the owners' choices combine modernity and luxury.

The garage in the basement can accommodate 2 cars and is equipped with a wine cellar.

<https://www.loft0692.loft.lu/en/detail-6282-vente-maison-luxembourg-merl>

**loft**.lu

18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

info@loft.lu  
www.loft.lu

T. +352 26 54 17 17  
T. +352 26 53 25 36