

# HOUSE

## LUXEMBOURG-LIMPERTSBERG

REF. 7129

3 550 000 €

5 bedroom(s)

200m<sup>2</sup> Area

Energetic Index E



In the heart of the Luxembourg-Limpertsberg district, in a charming, quiet street close to all amenities, our partner real estate agency offers this superb, unusual, contemporary town house for sale.

With a living area of 200m<sup>2</sup> (including a 100m<sup>2</sup> basement), this unusual house is a perfect blend of styles: old-world charm and modernity coexist perfectly.

As soon as you walk through the front door, you'll be seduced by the quality materials, particularly the solid oak staircase, the moldings and so on. A pure architectural gem.

Built in the early 1900s, this house features 3.30m high ceilings, period moldings, retro "Carrosim" tiles and more. All in perfect harmony with the modernity that has taken over the premises.

Completely and tastefully renovated, with a touch of Italian flair to boot, the house's sophisticated layout and spaces are a delight to behold. The terrace is particularly appreciated, sheltered from prying eyes, giving you privacy and freedom, a 50m<sup>2</sup> space perfect for enjoying the gentle summer breeze.

On the first floor, you'll find a cosy study.

Then, a beautiful living room blending old-world charm with top-of-the-range modern materials. The room features a magnificent Italian design kitchen, open to the living room. The living room features a wood-burning stove, perfect for evenings by the fire.

The second floor features a bathroom with walk-in shower and bathtub, and a master bedroom with custom-made dressing room.

On the 2nd floor, 2 good-sized bedrooms with built-in closets and attractive decor. Adjoining, a bright bathroom thanks to the large window.

<https://www.loft0692.loft.lu/en/detail-7129-vente-maison-luxembourg-limpertsberg>

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