

DETACHED HOUSE

KOCKELSCHEUER (ROESER)

REF. 9301

3 470 000€

4 bedrooms

1 bathrooms

3 bathroom

295 m² surface (m²)

5 garages

Energetic Index A A



Detached house for sale in Kockelscheuer (Roeser) - 295m²

Your real estate agency, Unicorn Real Estate, is pleased to offer for sale this superb new single-family home of 295 m², located at the end of a quiet and peaceful cul-de-sac. The property sits on a 6.55-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 floor-to-ceiling 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 south-west facing garden. A storage room and a guest restroom 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.

This listing is also available on the
loft portal:



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

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

info@unicorn.lu
www.unicorn.lu

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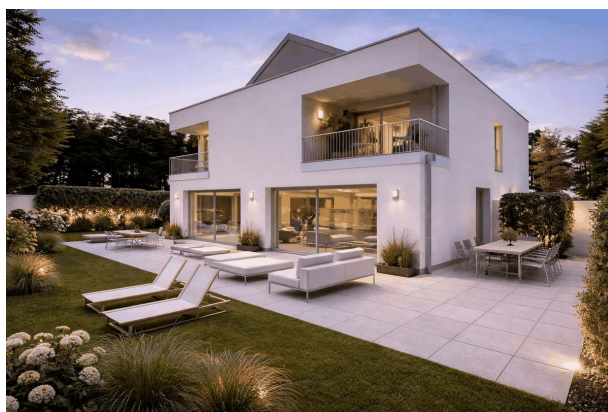
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For more information or to schedule a viewing, contact our Unicorn real estate agency at +352 26 54 17 17 or by email at info@unicorn.lu

FEATURES

Elevator : oui

Garden : oui

Number of pieces : 12

type_internet : Fibre

Plot size : 6.55 ares

Availability : à convenir

Laundry room : oui

Animals accepted : oui

Cooked : oui

Stay : oui

Bathroom : 3

Cellar : oui

Office : oui

Terrace : oui

Reference : 9301

number of rooms : 4

Surface (m²) : 295 m²

Year of construction : 2026

Orientation : Sud Ouest

Wine cellar : oui

garages : 5

Separate kitchen : oui

Bathrooms : 1

Separate WC : oui

Lobby : oui



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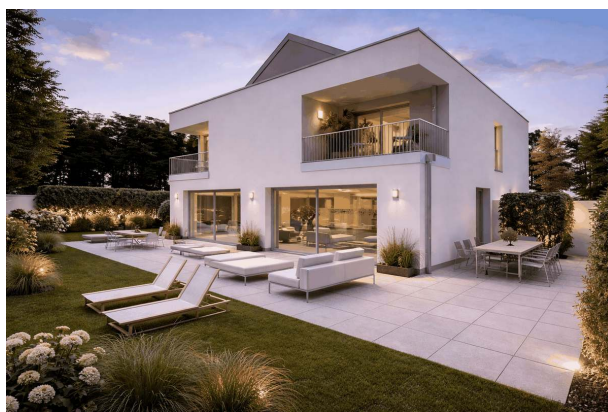
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PHOTOS



<https://unicorn2.live/detail-9301-vente-maison-individuelle-kockelscheuer-roeser>



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