HOUSE

BOEVANGE (CLERVAUX)

REF. 9355

2 500 000€

5 bedrooms
3 bathrooms
375 m² surface (m²)
1 garages

House for sale in Boevange (Clervaux) - 375m²

Set in the heart of a preserved natural environment, in the charming village of Boevange, in the municipality of Wincrange, your real estate agency, Unicorn Real Estate, is pleased to present this remarkable manor house dating from 1908, which elegantly embodies the blend of architectural heritage and contemporary living.

Completely renovated in 2020 using high-quality materials, the property has been restored to preserve its original character while incorporating features that meet today's standards of comfort. The generous spaces, ceiling heights of nearly four meters, and high-quality finishes lend the property an atmosphere that is both refined and timeless.

Set within a private 1.2-hectare estate, the residence enjoys a rare living environment, surrounded by greenery and perfectly shielded from prying eyes. A true haven of peace where privacy, serenity, and nature blend harmoniously.

With a total floor area of approximately 495 m², including 300 m² of living space, the property features a fluid and perfectly designed layout.

Upon entering, a spacious foyer welcomes guests and leads to the elegant reception areas. The living room, bathed in natural light, invites socializing, while the office provides a peaceful workspace. The open-concept kitchen, fully equipped and extending into a spacious dining room, serves as a true living space designed to welcome family and guests in a warm atmosphere. A guest restroom completes this level.

The first floor is dedicated to the master suite, featuring a superb suite with a custom walk-in closet and a private bathroom. A second bedroom, which also has its own bathroom, completes this level.

The top floor features three additional bedrooms and a bathroom, offering an ideal space for a family or for entertaining with complete privacy.

unicorn

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The basement includes a wine cellar, a laundry room, a workshop, a wood storage area, and a garage that can accommodate one vehicle with additional storage space.

Designed to offer optimal living comfort while minimizing its energy footprint, the property features high-quality technical systems, including:

Approximately 150 solar panels with a total capacity of 30 kW, significantly reducing energy costs:
- A smart heating system that can be controlled remotely via a mobile app;
- A BRUNNER wood-burning fireplace with a fuel burner, offering a particularly efficient and economical heating solution;
- Double-glazed windows;

A spacious terrace of approximately 300 m², serving as a natural extension of the living spaces into the garden.

Rare for its history, spaciousness, and setting, this property will appeal to lovers of character homes seeking a place to live that combines authenticity, elegance, and contemporary comfort.

A secluded address where every detail has been carefully considered to offer an exceptional quality of life. For more information, contact us today at 26 54 17 17.

FEATURES

Terrace : oui
Garden : oui
Number of pieces : 8
Surface (m²) : 375 m²
Year of construction : 1908
Number of attic(s) : 1
Renovated : oui
Animals accepted : oui

Terrace area : 300 m²
Reference : 9355
number of rooms : 5
Attic area : 1 m²
Attic : oui
Laundry room : oui
Wine cellar : oui
garages : 1

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Parking open : 10
Separate WC : oui
Cellar : oui

Bathrooms : 3
nb_wc_separe : 1

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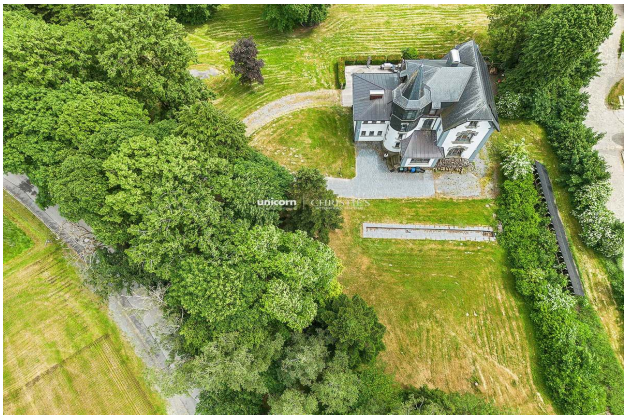
PHOTOS



https://unicorn2.live/detail-9355-vente-maison-boevange-clervaux

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