



HOUSE

# Luxembourg Belair

0.1	348	5	4	1
acre	sqm living surface	bedrooms	bathrooms	2-car garage

€ 11,000

Located in the highly sought-after neighborhood of Belair, this unique architect-designed house offers a privileged living environment in a quiet dead-end street.

The fittings and materials are of very high quality and the natural stone facade blends perfectly with the surrounding buildings. Spacious and pleasant, it is bathed in natural light in all seasons thanks to the large glazed spaces on each floor.

The property enjoys a living surface of 3,745 sq.ft on 5 levels with elevator and a global surface of 4,413 sq.ft.

The ground floor opens onto a large hall with separate toilets and storage room which leads to a very large living space surrounded by floor-to-ceiling windows. This includes a large living - dining room with access to the terrace and the rear garden and a beautiful semi-open equipped kitchen with exit to the side balcony.

The upper level offers a first bedroom, then a 2nd one with balcony and an en suite bathroom. The 3rd bedroom is arranged as a suite: isolated from the hall by a soundproofed glazed door, the suite enjoys a lounge area which transitions to the bedroom with bathroom. Separate toilets completes this level.

The 2nd floor houses an intimate double-height master suite with access to a nice terrace that stretches along the façade and offers an exceptional view over the greenery and the Belair neighborhood. The suite includes the bedroom and on one side, a bathroom with double sink, bathtub, shower and separate toilets, and on the other side a walk-in closet. Accessible from the night hall, a beautiful mezzanine living room overlooks the whole suite. A guest room and a shower room in the hall complete this level.

In the basement: technical rooms, storage, laundry room, wine cellar and 2-car garage.

Exquisite in every facet, the property enjoys the following facilities: gas fireplace, exotic wood terrace, alarm and home automation system, elevator, underfloor heating and cooling system, oak wood floor, kitchen equipped with Gaggenau appliances, wine cellar, heated garage ramp,...

Surrounded by greenery, the property ideally combines nature and urban living with all amenities within walking distance.

## CONTACT



Martine Mergen

+352 20 19 19

+352 691 02 19 19

[mmergen@sothebysrealty.lu](mailto:mmergen@sothebysrealty.lu)