



E&V ID W-02QQ8P

15 RUE GÉNÉRAL MAJOR LUNSFORD E. OLIVER — L-2225 LUXEMBOURG-BELAIR

Prestigious house in Belair

TOTAL SURFACE

approx. 624 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

513 m²

ASKING PRICE

€3,850,000



Property Details

Total Surface

approx. 624 m²

Asking price

€3,850,000

Total Number of Garages

3

Energy passport: E/E



Plot Surface

513 m²

Surface Living Area

approx. 470 m²

Year of construction

1998

Immediately available



Number of Bedrooms

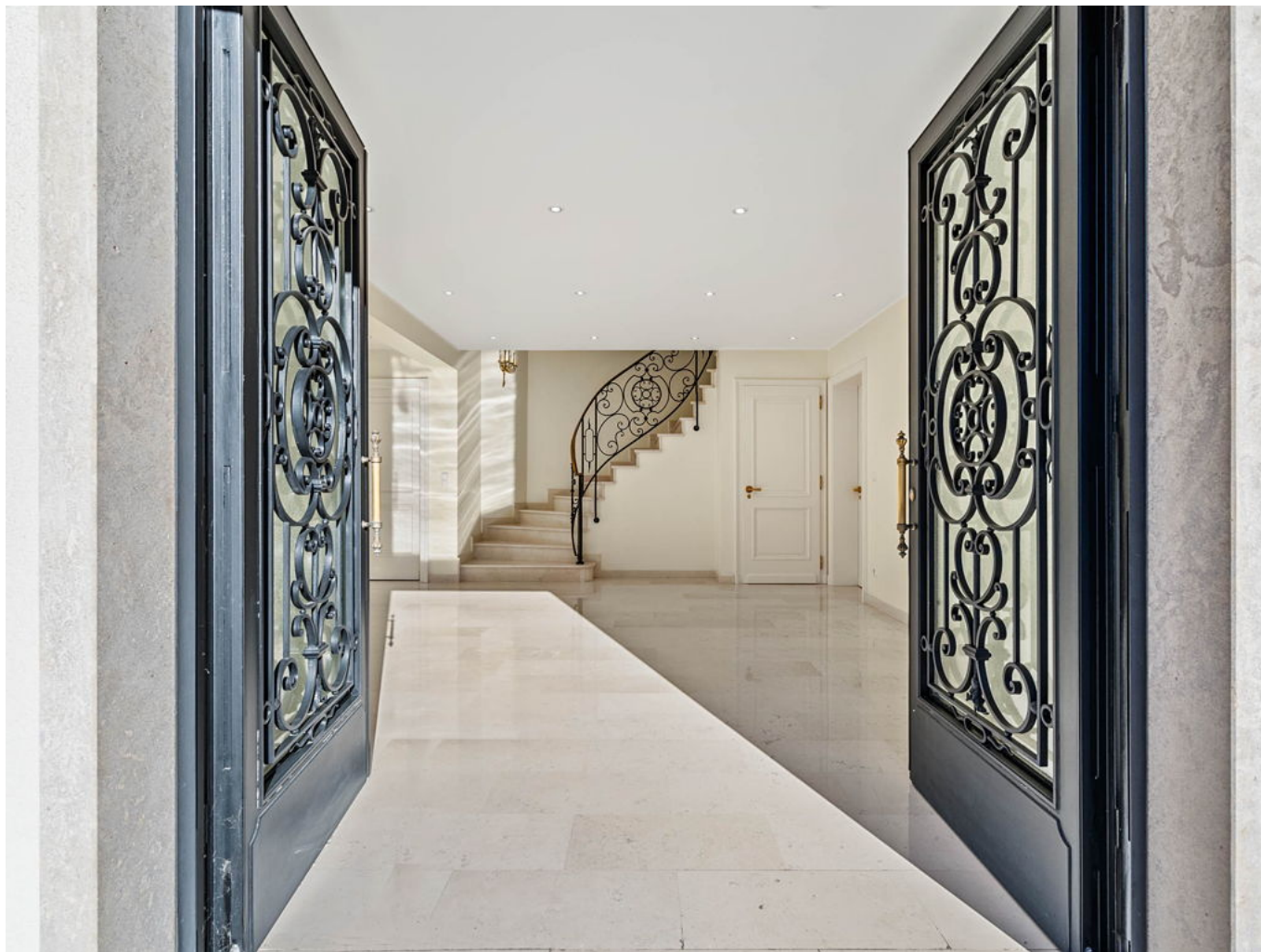
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Total Number of Bathrooms

3

Heating

Gasheating



Property Description

Engel & Völkers is pleased to offer you this large house with a total surface area of $\pm 623\text{sqm}$ and a living area of $\pm 470\text{sqm}$, built in 1998 on a plot of 5.13 ares in a prime location in Belair.

The large entrance hall sets the tone for this house designed for hosting. The ground floor includes a first living room of $\pm 35.5\text{sqm}$ and a large kitchen connected by a dumbwaiter to a pantry adjoining the dining room on the first floor, where a second living room of $\pm 36\text{sqm}$ and a reception room of $\pm 60\text{sqm}$ offers great possibilities.

This spacious house is composed as follows:

Ground floor: large entrance hall of $\pm 38\text{sqm}$ with adjoining cloakroom and guest toilet, living room of $\pm 35.5\text{sqm}$, kitchen and utility room with dumbwaiter and office.

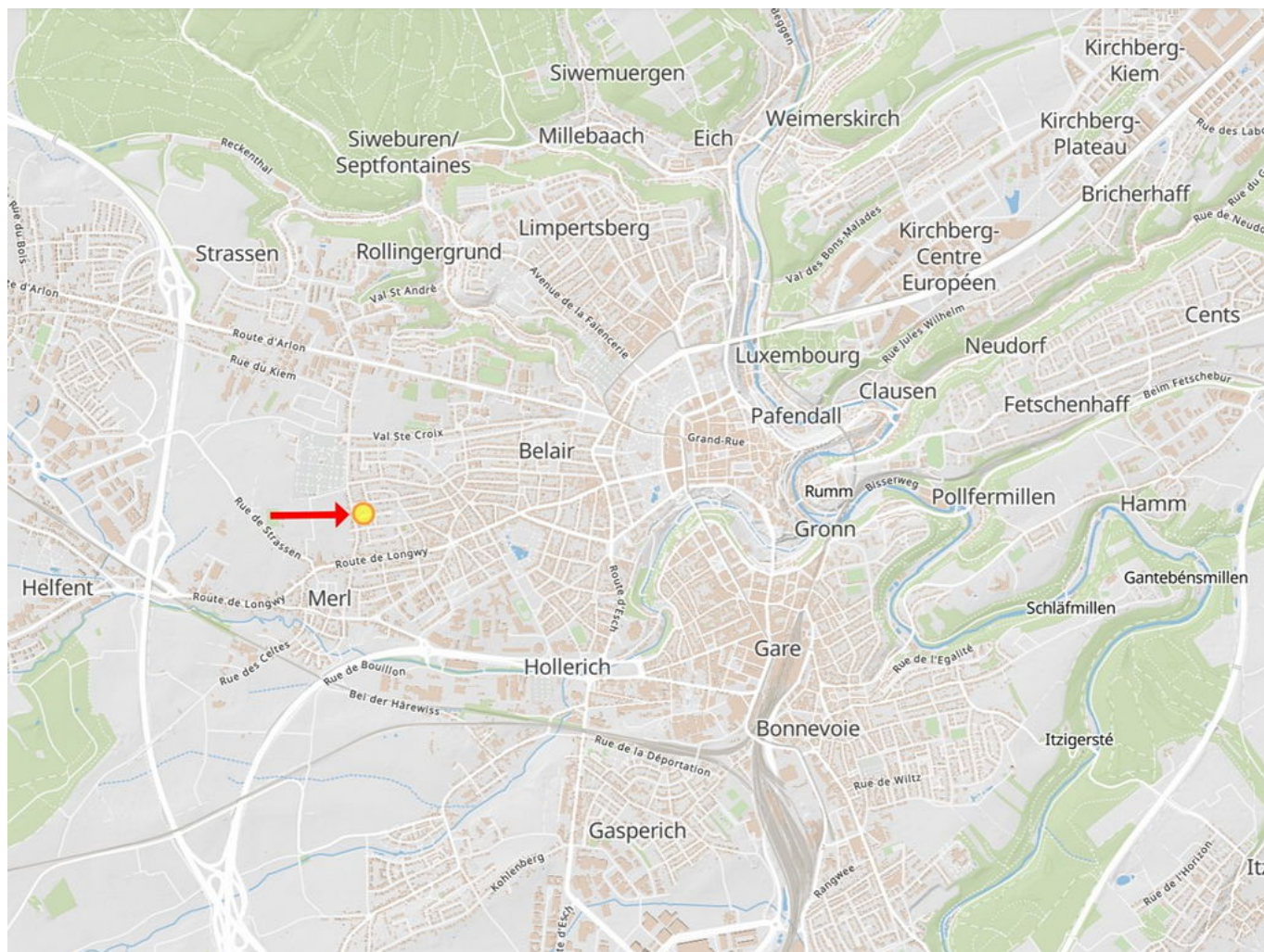
1st floor: living room of $\pm 36\text{sqm}$ with a fireplace, reception room of $\pm 60\text{sqm}$, dining room of $\pm 36\text{sqm}$, pantry with dumbwaiter and WC.
2nd floor: 1 bedroom of $\pm 34\text{sqm}$ with dressing room of $\pm 18\text{sqm}$ and bathroom en suite. 2 bedrooms of $\pm 33\text{sqm}$ and $\pm 18.5\text{sqm}$, bathroom and separate WC.

Attic floor: 2 bedrooms of $\pm 15.5\text{sqm}$ and $\pm 9.5\text{sqm}$, one with en suite bathroom.

Basement: garage with 2 adjoining parking spaces and a second garage for 1 car, wine cellar connected with the dumbwaiter, laundry room, boiler room, cellar and WC.

A partially covered terrace and a garden complete this property.

The house was built with high quality materials and is equipped with a gas boiler, an alarm system and double glazed windows.



Location Description

This large house has an exclusive location in Luxembourg-Belair, on a small dead-end street with extremely limited traffic.

The district of Belair and the neighbouring districts of Merl and Hollerich have an excellent infrastructure. These include the Geesseknaepchen campus with 4 secondary schools, the ISL and the City Conservatory, numerous restaurants, supermarkets and grocery shops, doctors' offices, etc.

Distances:

- Bus stop "Merl Orval", connection to Hamilius and airport: 450m
- Playground: 200m
- Cactus market Merl: 850m
- Petrusse Valley: 400m
- Campus Geesseknäppchen: 1km
- City centre: 2,3km
- Motorway A4: 1,4km



Entrance hall



















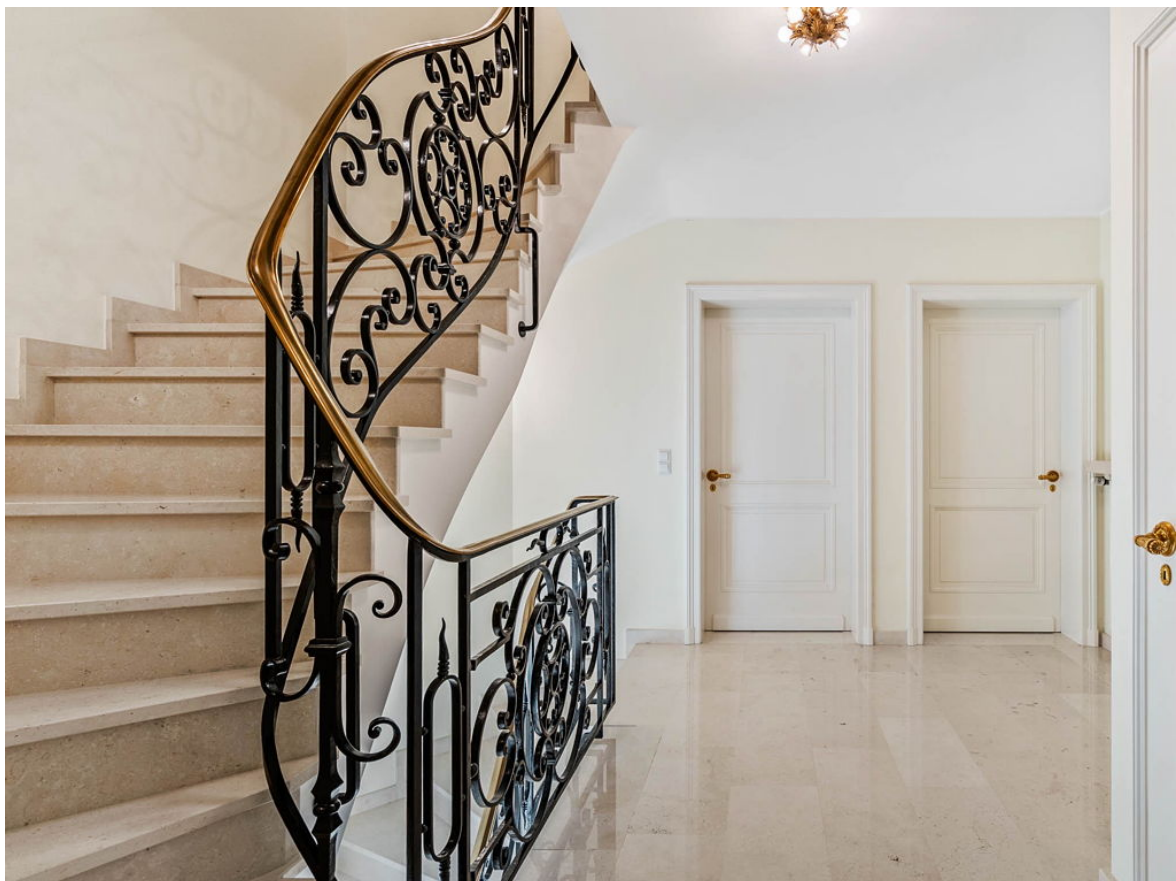




















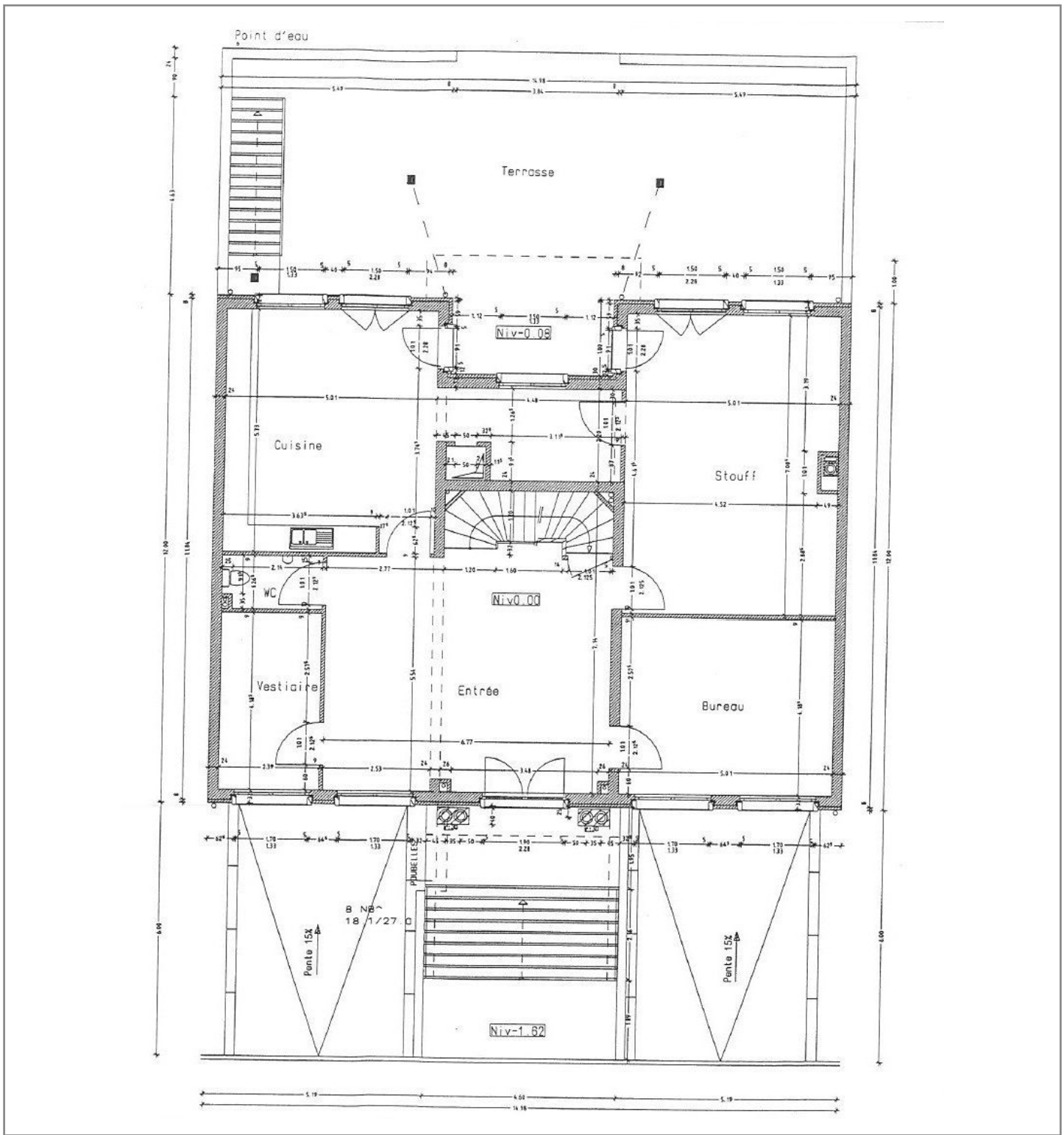




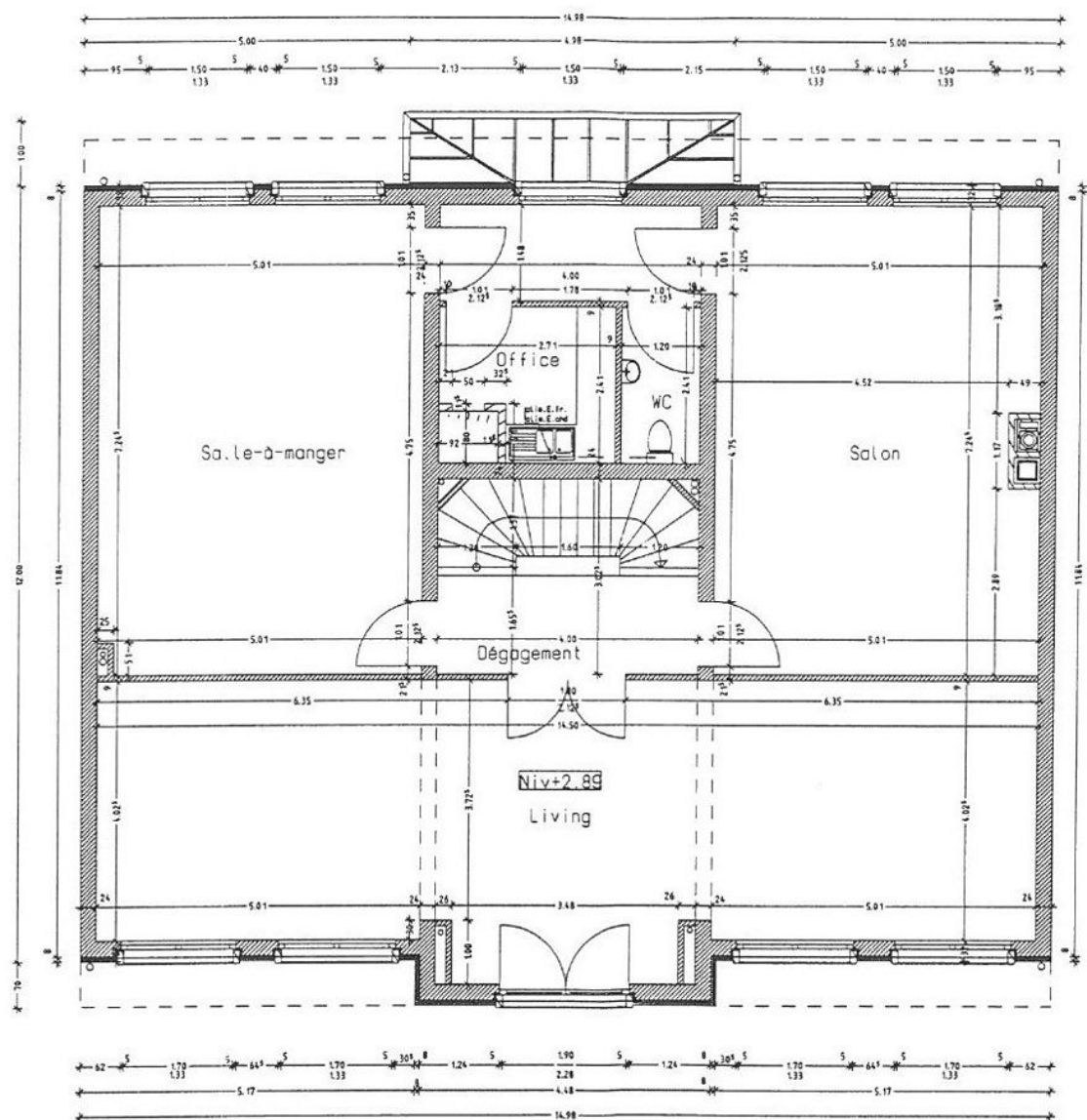




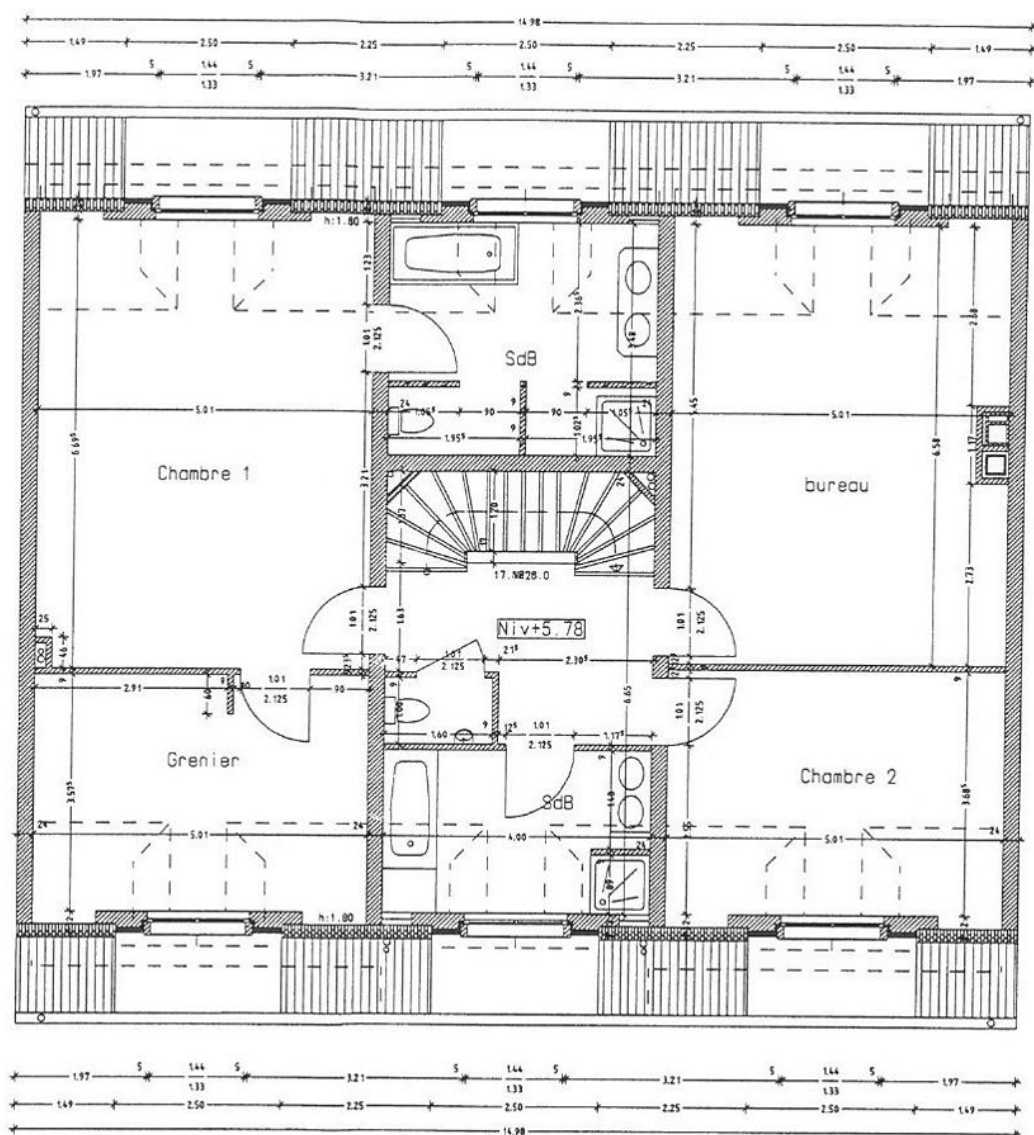




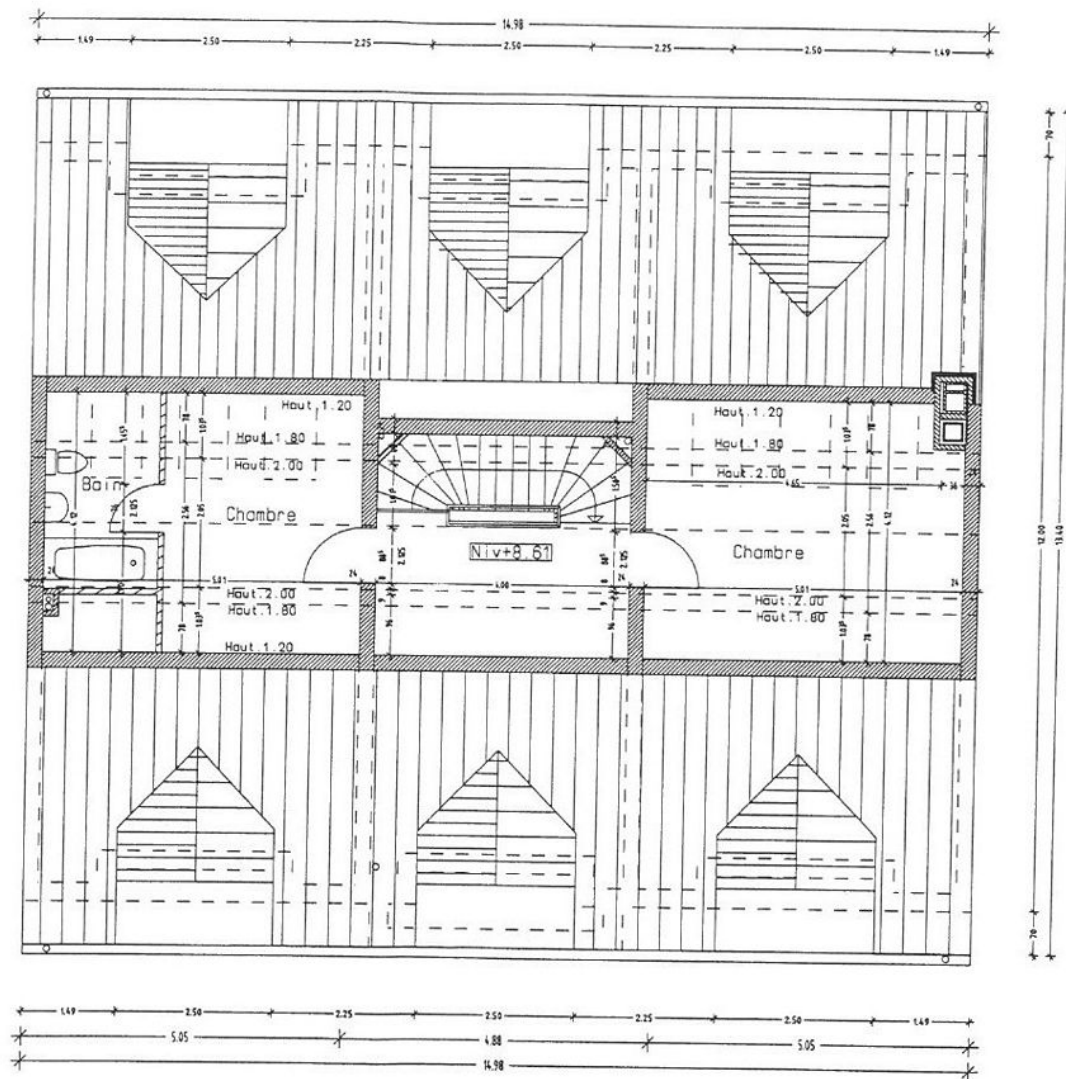
Floor Plan



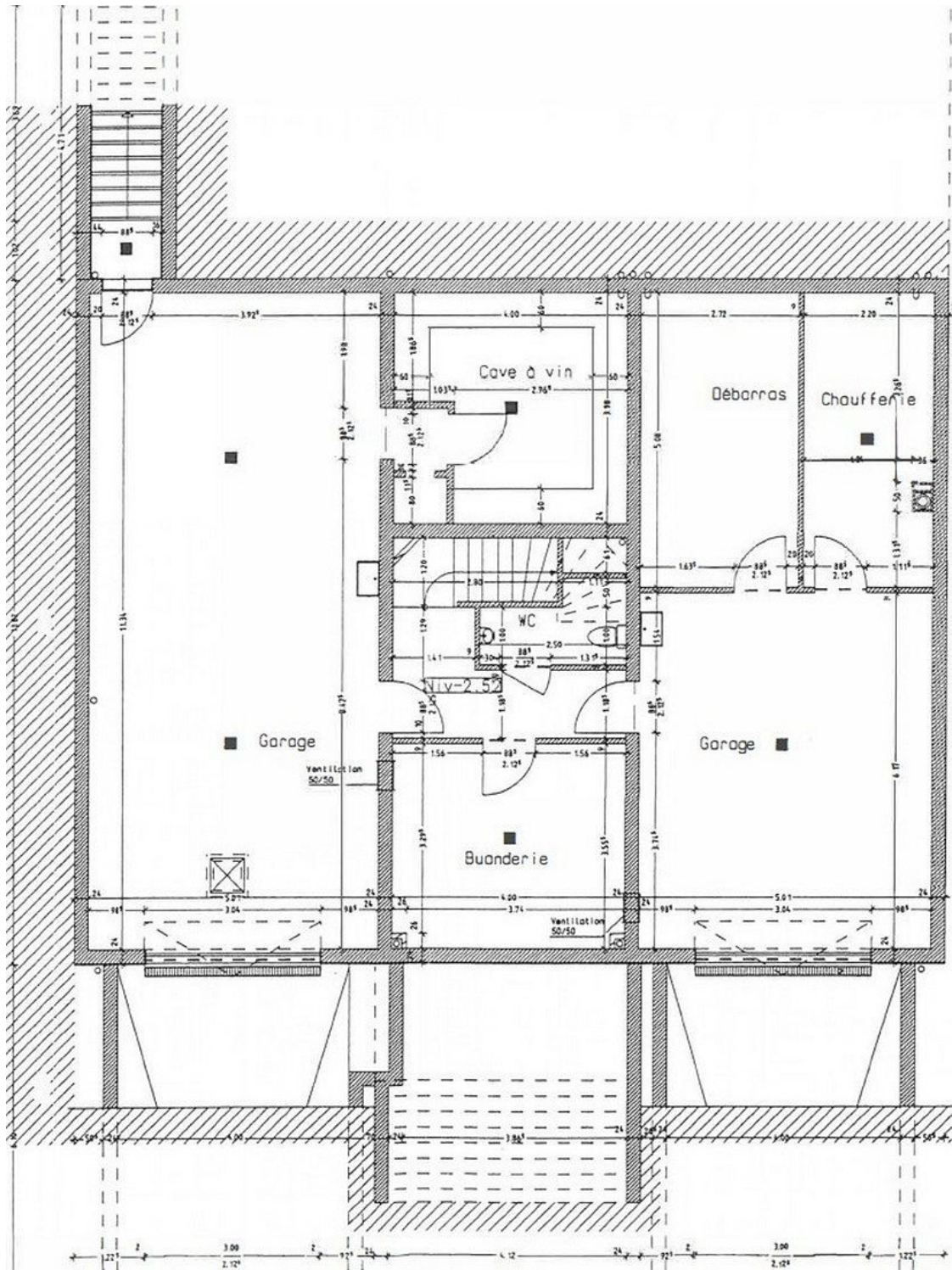
Floor Plan



Floor Plan



Floor Plan



Floor Plan

