

Ehlinge

# High standing house free on 4 sides

Property ID: LU221953555



PURCHASE PRICE: 2.480.000 EUR • LIVING SPACE: ca. 312,96 m<sup>2</sup> • LAND AREA: 514 m<sup>2</sup>

Property ID: LU221953555 - L-3961 Ehlange

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## At a glance

Property ID	LU221953555	Purchase Price	2.480.000 EUR
Living Space	ca. 312,96 m <sup>2</sup>	Total Space	ca. 376 m <sup>2</sup>
Bedrooms	7	Condition of property	Like new
Bathrooms	4	Equipment	Terrace, Guest WC
Year of construction	2020		
Type of parking	3 x Outdoor parking space, 1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	A
Energy Source	Air-to-water heat pump	Year of construction according to energy certificate	2019
Power Source	Air-to-water heat pump		
Energy information	At the time of preparing the document, no energy certificate was available.		

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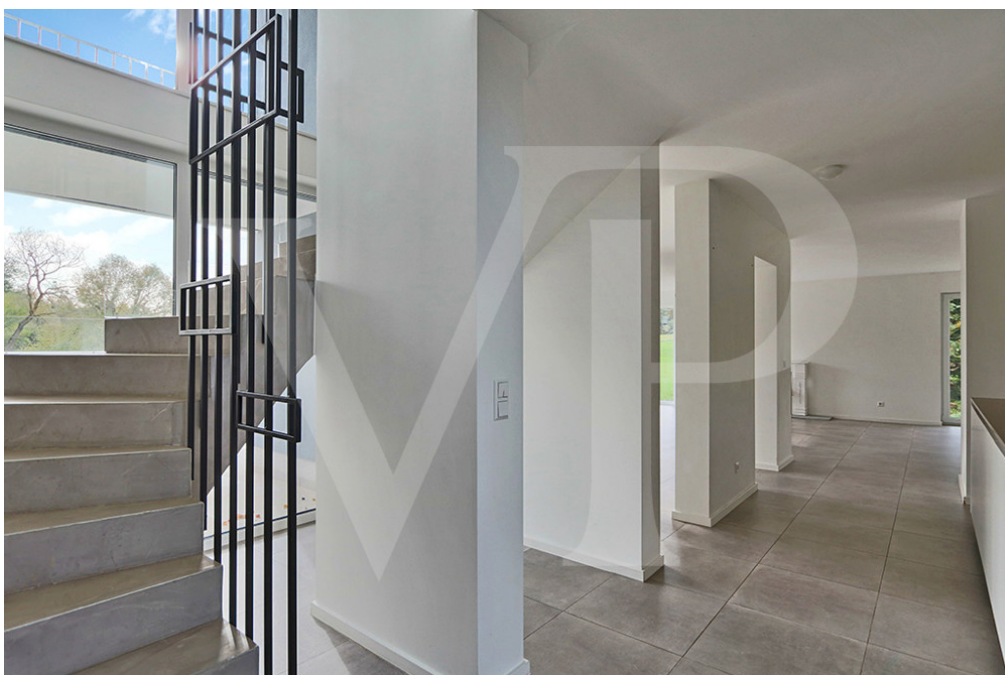
## The property





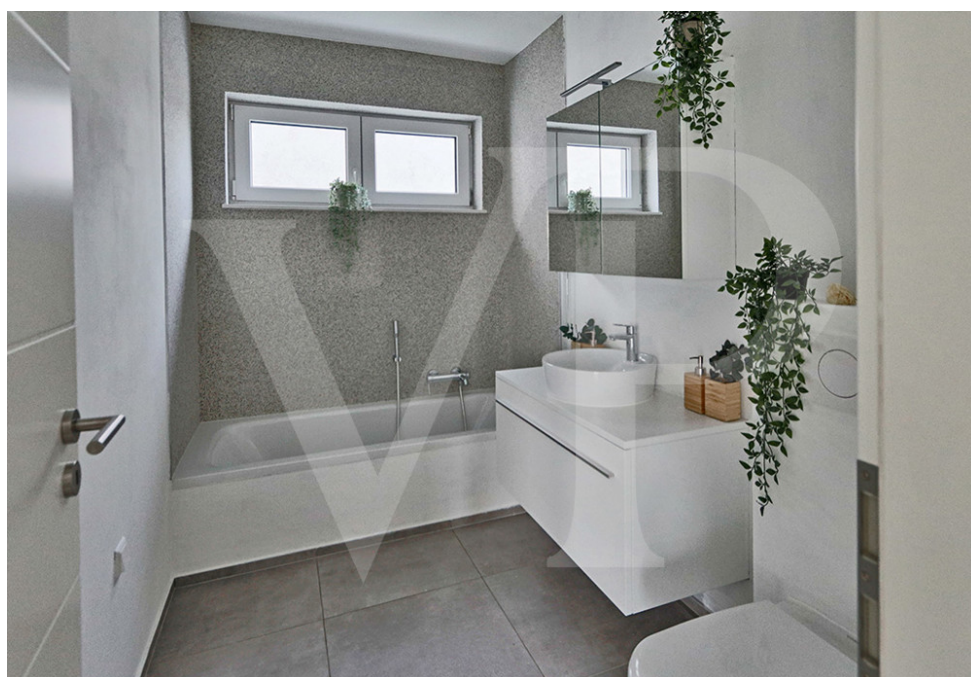
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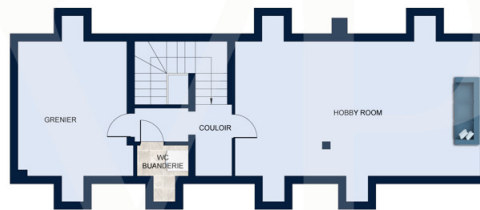
## The property



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## Floor plans





GRENIER

Les plans sont fournis à titre d'information et ne sont pas contractuels

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Located 15 minutes from Luxembourg city center, Von Poll Real Estate offers you this house built in 2020. With a living area of  $\pm 313 \text{ m}^2$ , the house sits on a plot of 5.14 ares overlooking the greenery. The large living spaces and the brightness brought by the large picture windows will offer the occupants all the comfort of a resolutely modern house. The inside layout will allow to adapt to everyone's needs. The 6 bedrooms, the attic space on the top floor and the 4 bathrooms are ideally distributed and one bedroom with its shower room is on the ground floor. A large open space in the attic provides an ideal place for a games room, a cinema lounge, hobby room,... The terrace on the ground floor and the loggia on the 1st floor are oriented south-west in order to enjoy the best sunshine until the end of the day. The house benefits from all the advantages of a new house: - Still under 10 years warranty (for the next 8 years) - Modern high-quality materials - Ready to move in without work to be planned for many years - Meets the latest energy criteria Link to video :

<https://www.facebook.com/VonPollRealEstateLuxembourg/videos/5302431929853945>



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## All about the location

The house is located in Ehlinge, in the municipality of Reckange-sur-Mess, between Luxembourg and Esch-sur-Alzette. The town forms a green area with its six distinct villages, offering its people a calm and recreational atmosphere. Ehlinge also has many nurseries and play areas as well as a cultural center, the "Pëtzenhaus". The property is easily accessible by road network, and is close to two bus stops. There is also a free school bus service for pupils enrolled in Reckange primary school. For pupils attending the Mamer European School, the pick-up service is from Reckange School via line 79. Thanks to its location, access to the surrounding infrastructure is easy, especially to the shops in the Ehlinge area on Rue des Trois Cantons and the Foetz business area where there are many shops, restaurants and leisure centres. The new Grand Frais shop and the AHG restaurant are less than 5 minutes walk. The future Gridx complex offering more than 42,000m<sup>2</sup> of usable area is less than 5 minutes walk from the house. More than 140 spaces will be made available to accommodate many businesses, artisans, pop-up stores, restaurants, brasseries in this innovative project. Not wanting to define itself as a simple shopping center, this project will also offer a business center with an event room and a hotel. Many companies will be able to settle there to join one of the future most important centers of Luxembourg. Art will also be honored by around 1,000m<sup>2</sup> of digital art museum. A4 motorway: ± 1 km Dippach-Reckange station: ± 4 km Gasperich Cloche d'Or: ± 10 km Luxembourg City: ± 15 km Kirchberg: ± 18 km Findel Airport: ± 27 km Activity area Foetz: ± 4km

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## Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications. The notary fees and registration fees in the land register are borne by the buyer. The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

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## Contact partner

For further information, please contact your contact person:

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