



Elegant Villa for sale in DIPPACH

5 bedrooms / 1 office space / 1 large living room / Kitchen / Dining room / balcony and Terrace

Garage for 2 cars / Garden

Elegant Villa

Year of Construction 1983

- on 2 levels +- 250 m2 living space + Room for Au Pair

+ Cellar and garage for 2 cars

Available : immediately

Sales PRICE : 1.395.000 EUR



Magnificent Villa of excellent quality,
very spacious.

Excellent condition – completely refurbished
Fuel Heating (Gas installed in the basement)

Solnhofen & Hardwood floors
Secured Window Shutters
High quality workmanship
Alarme System

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- Spacious Entrance hall with guest toilet

opening onto a terrace overlooking the garden

Garden has been completely cleaned and groomed in June 2015



Fitted kitchen with Pantry

Access to Garden

Granite counter tops -

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- Large living room 78 m2, Dining room with access to the terrace – w/ open Fire Place and a breeze oven.

In DIPPACH - close to the City of Luxembourg, this elegant residence was just recently completely renovated, some modern elements, such as new hardwood floors and new bathrooms.

The property includes a charming and well-groomed garden of +- 10 ares and it is richly planted with various trees, pines, cedars, jasmine and lilac hedges, fragrant lime and mimosas.

The villa has a living area of approx 250 m2 and it is built on two levels. The ground floor, whose entrance is preceded by a front garden, houses a spacious living room, a dining room, a fitted kitchen, a pantry, a guest toilet and the stairwell to the upper and lower floor.

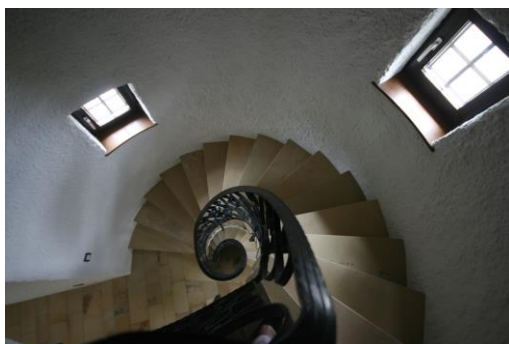


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The first floor, reachable internally via nice Solnhofen stairs, is divided into four bedrooms



one ensuite bathroom and one separate shower room.

Bedrooms do not have built-in closets.

The furnishings and finishes are carefully selected to make the interiors elegant and exclusive. Two main Bathrooms and Powderroom have been completely renewed.

New Hardwood floors throughout the house



To complete the property one two-car garage.

External parking space for approx. 3 cars. (regular sized)



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DETAILS

Exteriors surface: +- 10 ares

Interiors surface: +- 250 m2

bedrooms: 5
bathrooms: 3
living rooms: 1
dining room: 1
kitchens: 1
Au Pair Room 1 (basement)
Carports 1 for 2 cars
- external parking for 3 cars (regular size)

Usable areas: approx 250 m2
other rooms and technical sheds –
laundry room 1

EXTRAS:

BBQ area
Canvas blinds on the terrace
Alarm (G4S)
Fenced garden
Satelite dishes installed

DISTANCES:

Luxembourg City 12 km
Bertrange 5 km
Bascharage 10 km
Shopping mall 5 km
Luxembourg Airport 18 km

EXTRAS:

cost for gardening

Gardening complete:

for cleaning / cutting trees / land mowing, etc..

Fuel: approx 3 – 4.000 L / year



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DESRIPTIF

- Construction de 1983
- Terrain 10a 78ca.
- Superficie totale habitable environs 250m²
- Double vitrage en bois
- Système d'alarme
- Chauffage central par le sol au rez-de-chaussée

SOUS-SOL & CAVES entièrement carrelé

Hall avec sortie vers jardin - garage pour 2 voitures avec une fosse, chaufferie - chaudière BUDERUS à mazout installée il en 2001 - 1 cave - 1 cave à vin - 1 très grande pièce avec une porte fenêtre vers le jardin comprenant salle de douche, sauna pouvant être aménagé en Studio.

REZ-DE-CHAUSSEE - revêtement sol « Pierres naturelles Solnhofen »

Grand hall d'entrée - WC séparé - belle cuisine entièrement équipée avec revêtement sol en marbre, garde-manger et sortie vers le jardin - grand living (78m²) avec un feu ouvert et poêle danois, une terrasse et une sortie vers le jardin à l'arrière.

ETAGE

Grand hall servant actuellement de bureau ouvert revêtement sol « Solnhofen »
1 salle de bain - 3 chambres - 1 chambre avec salle de bain en suite

REMARQUES

Propriété très soignée, jardin et alentours complètement aménagés et bien arborés.
Construction prestations haut de gamme.

