

Bettange-sur-Mess

Recent house for sale

Property ID: LU231953628



PURCHASE PRICE: 1.600.000 EUR • LIVING SPACE: ca. 205 m² • LAND AREA: 218 m²

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At a glance

Property ID	LU231953628
Living Space	ca. 205 m²
Bedrooms	5
Bathrooms	3
Year of construction	2018

Purchase Price	1.600.000 EUR
Total Space	ca. 380 m²
Condition of property	Like new

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Energy Data

Type of heating	Underfloor heating	Energy efficiency class	A
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



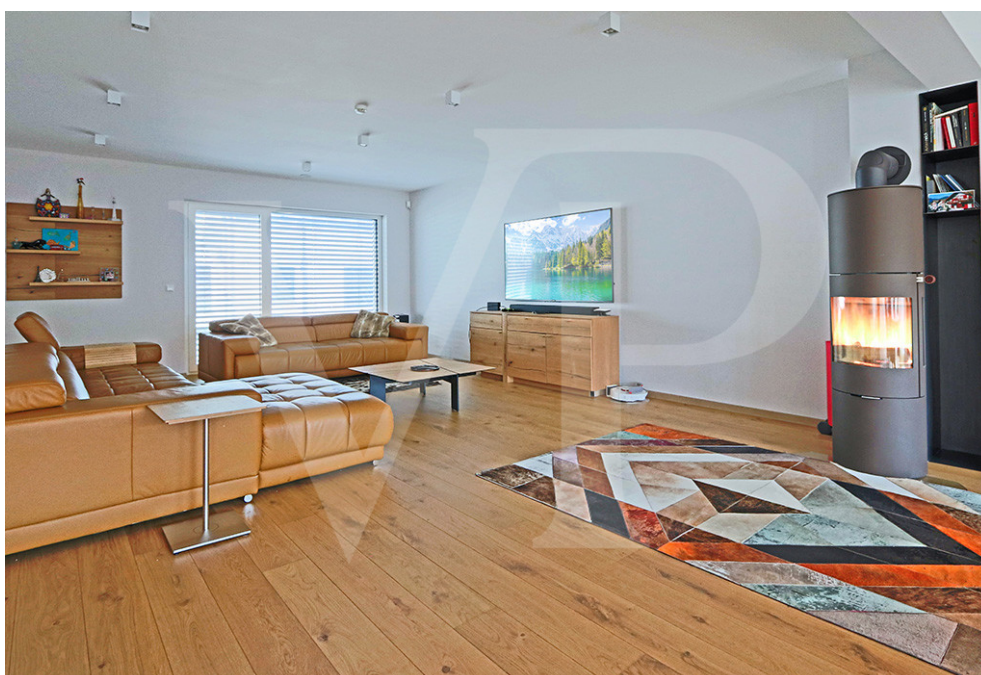
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The property



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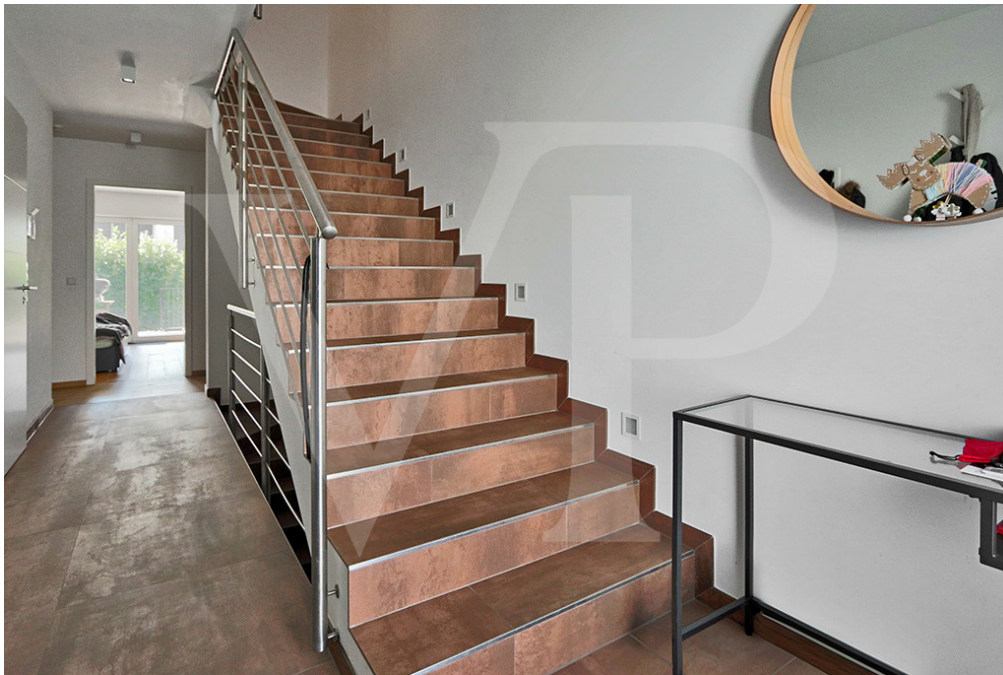
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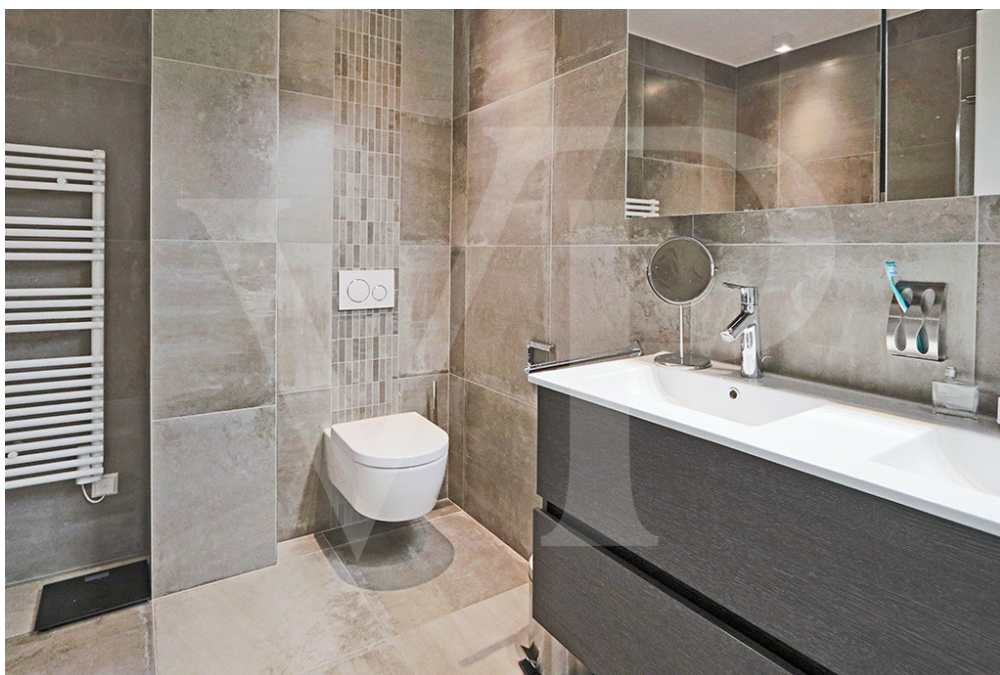
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The property



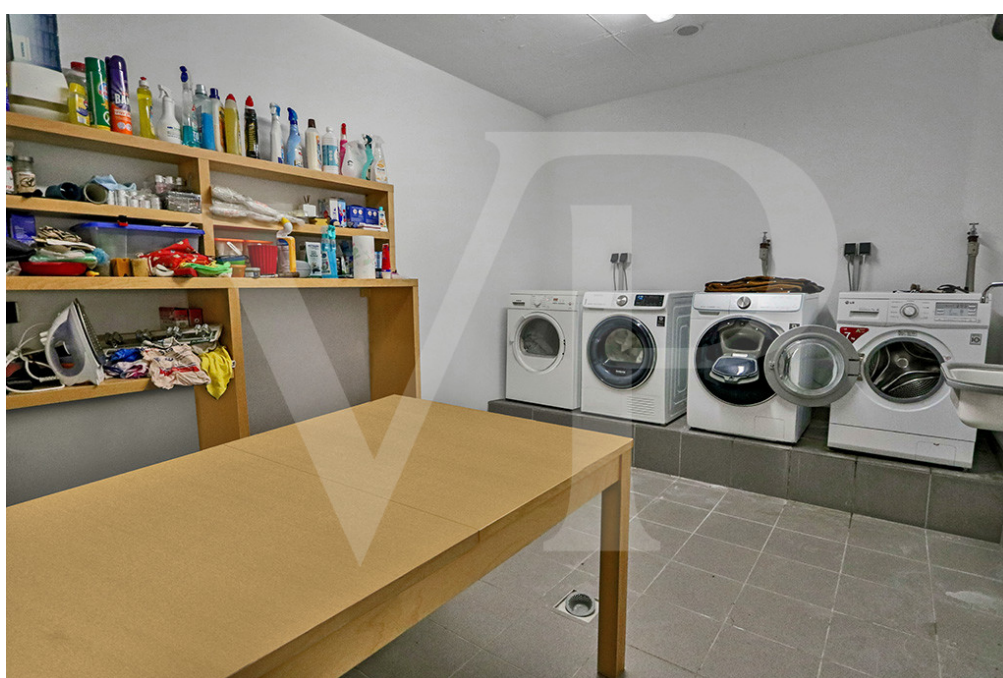
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The property



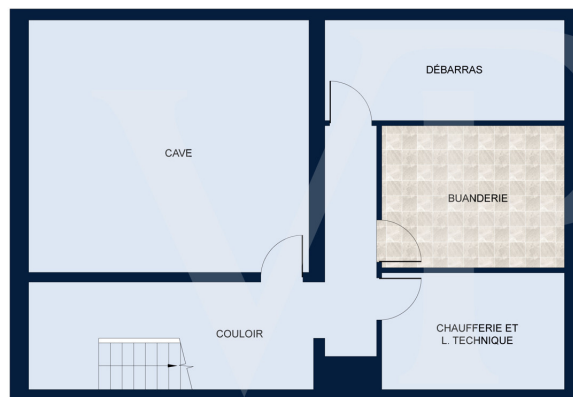
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The property

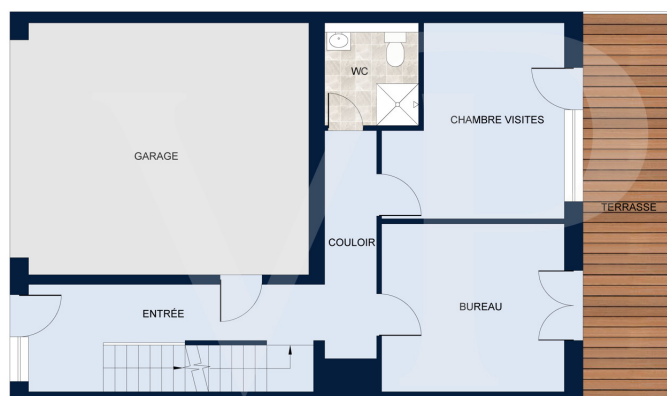


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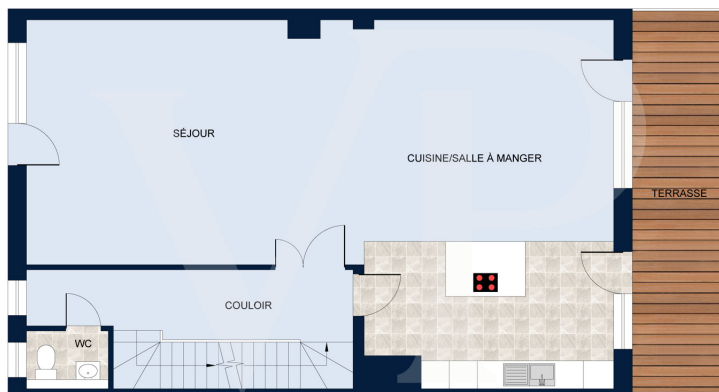
Floor plans



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



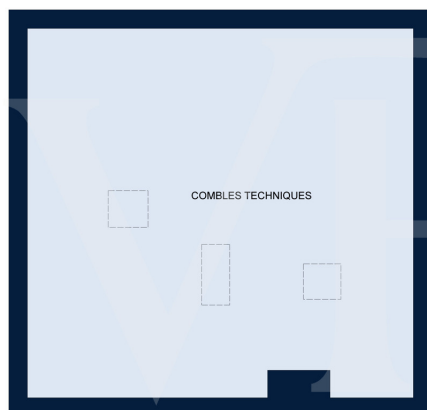
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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Von Poll Real Estate Luxembourg is delighted to present for sale this stunning contemporary home, built in 2019 and ideally located in a quiet, dead-end residential street (zone 30) in Bettange-sur-Mess.

Upon entering, the ground floor features a welcoming hallway leading to two bright bedrooms ($\pm 14 \text{ m}^2$), each with direct access to the terrace and garden, along with a bathroom. An integrated garage is also available on this level.

The first floor reveals a spacious and inviting living area of approximately 75 m^2 , complete with a wood-burning stove, a modern open-plan kitchen, and a separate guest toilet. Bathed in natural light, this space offers a warm, family-friendly atmosphere. A south-facing terrace extends the living room, perfect for outdoor relaxation.

On the second floor, you'll find three additional bedrooms (ranging from 15 m^2 to 17 m^2), including a refined master suite with a dressing area and private shower room, as well as a second full bathroom.

A generously sized attic (approx. 64 m^2 of usable space), accessible via a trapdoor, completes the top floor and offers numerous possibilities for conversion.

The basement includes a practical laundry room, a hobby or recreation room, ample storage space, and a technical room.

With a total surface area of approx. 381 m^2 (including $\pm 205 \text{ m}^2$ of living space), this home is equipped with premium features: heat pump heating, solar panels, rainwater recovery system, alarm system with smoke detectors, triple-glazed windows with electric shutters, and a mix of parquet and tiled flooring.

Bright, peaceful, and ideally situated, this high-end property combines modern comfort, sustainable living, and exceptional quality — a rare opportunity not to be missed.

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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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