

supereal.



Sandweiler

house – 4 bedrooms

289 m² – 4.05 ares

1.902.160 €

For sale by Supereal. Exclusive four-bedroom semi-detached villa-style home in Sandweiler!

This elegant project semi-detached house offers ±289 sqm of total space on a ±4.05 ares plot, blending classic architectural design with modern comfort and energy-efficient technology. Located on rue Vir Herel, in a quiet and refined residential development, the property is distinguished by its symmetrical façade, high ceilings, and generous layout—ideal for families seeking light, space, and calm, just a few minutes from Luxembourg City.

Spread over three levels and fully basemented, the house features a large, open-plan living and kitchen area of 68 sqm that opens directly onto a South-West-facing garden. A rooftop terrace adds further outdoor space, perfect for relaxing or entertaining. The layout includes four spacious bedrooms, including a master suite with walk-in dressing room, two full bathrooms, a guest toilet, and a dedicated office space.

Carefully planned to offer both elegance and functionality, the house combines timeless architectural features with high-quality finishes, including modern flooring, contemporary bathrooms, and refined materials throughout. The property also includes a private garage for two vehicles with direct access to the interior, and benefits from advanced insulation and heating systems for optimal energy performance.

The residence is located in Sandweiler, a well-connected municipality surrounded by nature, forests, and open landscapes. The area has maintained its village charm while providing all the daily conveniences—local shops, restaurants, services, schools, and leisure facilities. Quick access to the motorway network, the train station, and Luxembourg Airport ensures excellent connectivity, while Luxembourg City and Kirchberg are only a few kilometers away, offering direct access to the economic and cultural heart of the country.

VAT included.

Fees are paid by the seller. If you need any further information or an estimate of your property, feel free to contact our great team! Supereal. smart real estate services.

À vendre par Supereal. Superbe maison jumelée de style villa à Sandweiler !

Ce projet maison jumelée neuve d'environ 289 m² sur un terrain de ±4,05 ares combine architecture classique, confort moderne et technologies énergétiques performantes. Située rue Vir Herel, dans un nouveau quartier résidentiel paisible et de standing, la propriété séduit par sa façade symétrique, ses belles hauteurs sous plafond et son agencement généreux, parfait pour une vie de famille calme et spacieuse à quelques minutes de Luxembourg-ville.

Répartie sur trois niveaux, la maison comprend un vaste espace séjour et cuisine ouverte de 68 m² donnant directement sur un jardin orienté sud-ouest, ainsi





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