

*supereal.*

*rented.*



# **Lux.-Hamm**

**house - 4 bedrooms**

**232 m<sup>2</sup> - 3.52 ares**

*This sublime four-bedroom house in Luxembourg-Hamm has been rented!*

*This new wooden construction offers high-end features through its architecture, the omnipresence of custom woodwork, the quality and harmony of the materials used, and its prime location.*

*With a total surface area of ± 232 sqm, the elevated ground floor includes an entrance with numerous closets, three bedrooms, a shower room with a toilet, and a separate toilet.*

*On the first floor, it offers a living room with an equipped kitchen spanning over 72 sqm. Equipped with closets and a bay window offering a view of nature, this superb living space provides access to a ± 19 sqm terrace and a garden.*

*The second floor resembles a true master suite with a night hall fitted with ample storage, a space for an office, a bathroom with a shower and toilet, and a bedroom with access to a second ± 21 sqm terrace.*

*The ground floor consists of a garage for two cars, a technical room, and a laundry room. A garbage storage area is located in front of the house.*

*Available immediately.*

*The house is ideally located just a few minutes from the city center while being surrounded by nature, at the starting point of a walk along the Alzette river. A footbridge allows you to reach the Bonnevoie tennis club on foot or by bike. Hamm offers restaurants, shops, public transportation, and is also home to the St. George's International School.*

*If you need any further information or an estimate of your property, don't hesitate to contact our great team! Supereal. smart real estate services.*

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***Cette sublime maison de quatre chambres à Luxembourg-Hamm a été loué !***

***Cette construction bois neuve, offre des prestations de haut standing de par son architecture et l'omniprésence de menuiseries sur-mesure, la qualité et l'harmonie des matériaux qui la compose mais également par son emplacement privilégié.***

*D'une surface totale de ± 232 m<sup>2</sup>, elle comprend en rez-de-chaussée sur-élevé, une entrée avec de nombreux placards, trois chambres, une salle de douche avec wc et un wc séparé.*

*Au premier étage, elle offre un séjour avec cuisine équipée de plus de 72 m<sup>2</sup>. Doté de placards, d'une baie vitrée avec une vue sur la nature, cette superbe*

A photograph of a modern building with vertical wood slat siding and large windows. The building is set against a backdrop of lush green trees and a clear blue sky. To the left, a portion of a traditional white house with a dormer window is visible. The word "rented." is overlaid in large, white, italicized font across the center of the image.

*rented.*











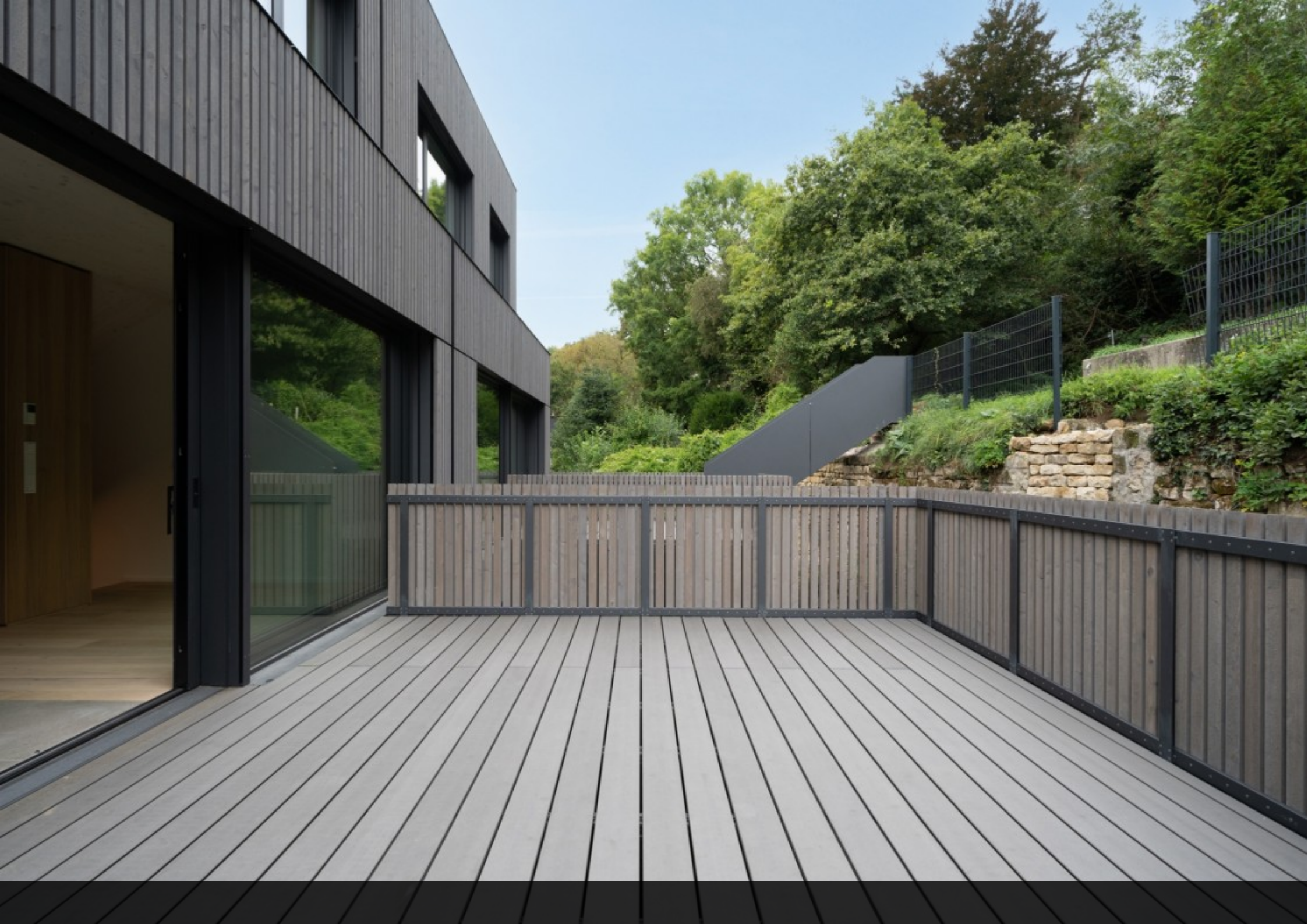


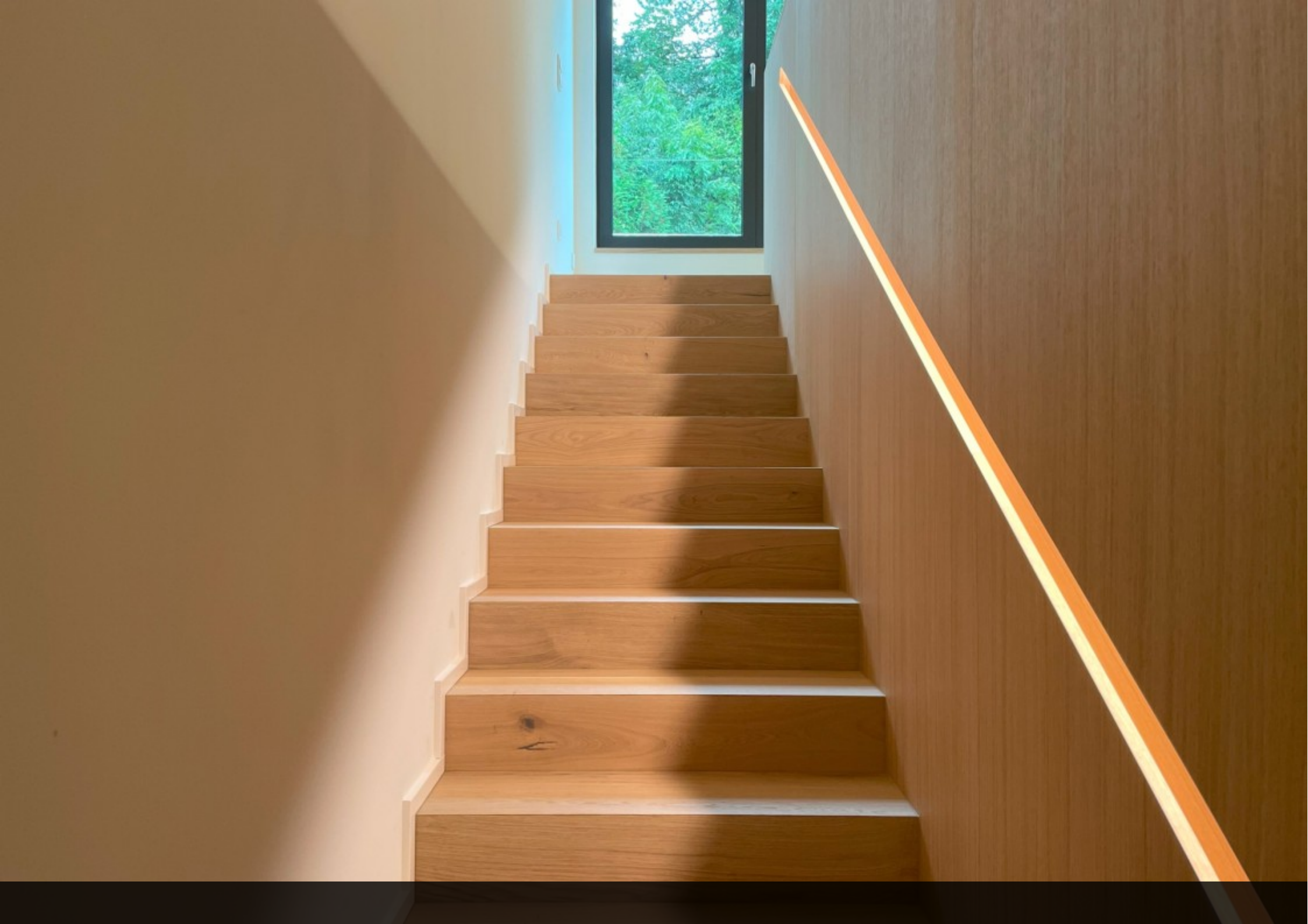


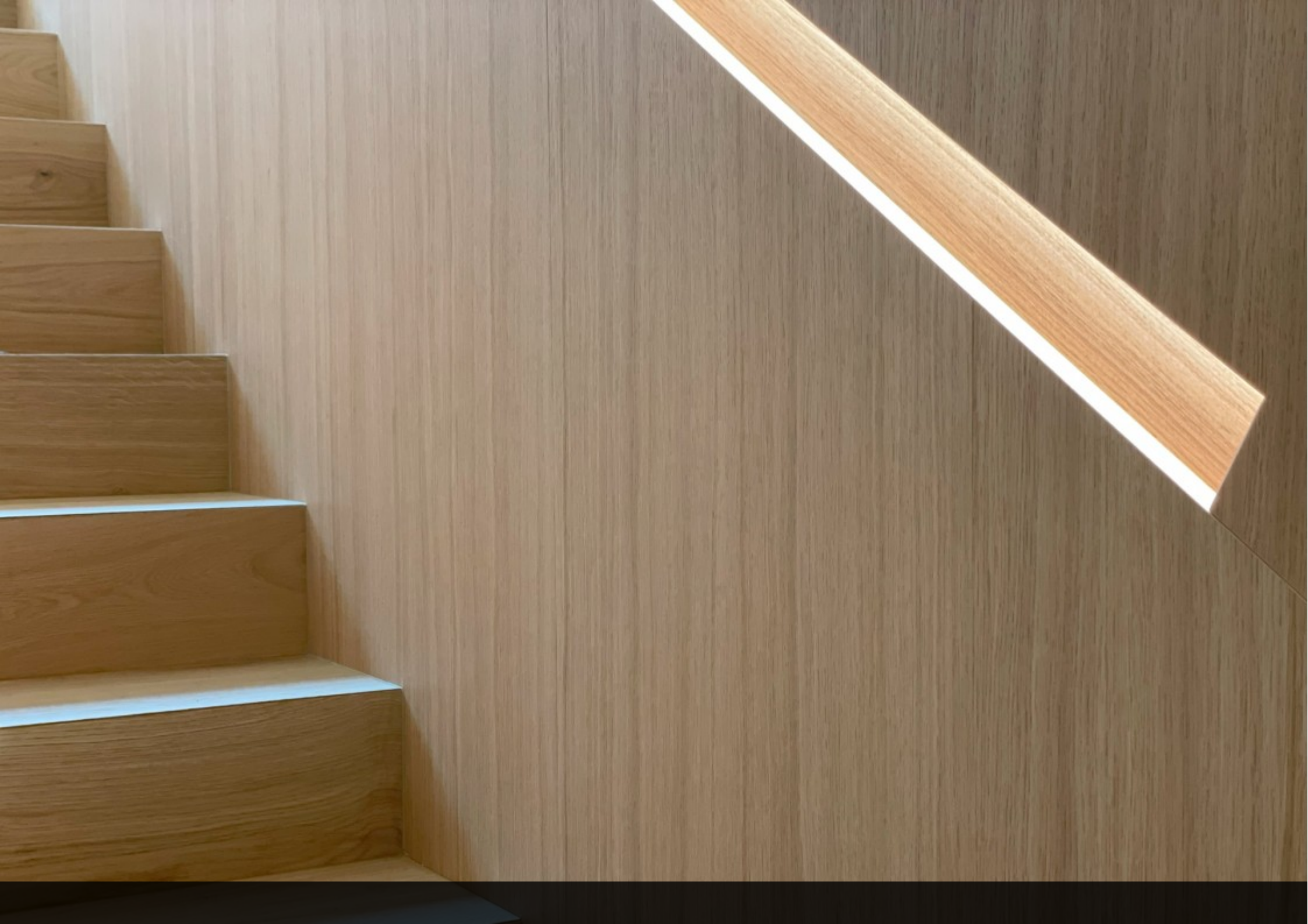






















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