

*supereal.*



# Bourglinster

**house – 4 bedrooms**

**246 m<sup>2</sup> – 3.58 ares**

1.790.000 €

*For Sale by Supereal: Stunning Four-Bedroom House in Bourglinster!*

*This house, with a living area of 246 sqm, stands out for its generous spaces and thoughtful layout. Perfectly blending into its natural environment with a harmonious choice of colors and materials, it is part of a development of four houses, each ensuring privacy. It will meet all current standards and be equipped with triple glazing, a double-flow ventilation system, a heat pump, and underfloor heating.*

*The garden level, entirely dedicated to living spaces, includes an open kitchen connected to a bright living room of ±54 sqm, opening onto a 16 sqm terrace. A large storage room, a technical room with space for a washer and dryer, and a separate toilet are also located on this level.*

*The entrance is on the ground floor, via a hall with a cloakroom. This floor also features two bedrooms (16 sqm and 15 sqm), a shower room with a double sink, a walk-in shower and toilet, as well as a staircase leading to the garden level and the upper floor.*

*On the first floor, the night hall provides access to two additional bedrooms (19 sqm and 16 sqm) and a bathroom with a double sink and toilet. Furthermore it features an office of ±8 sqm.*

*The house also includes a double garage and an outdoor parking space.*

*Bourglinster, nestled in the heart of nature, is part of the Junglinster municipality, offering a wide range of amenities such as schools, nurseries, and shops. It also provides quick access to the Kirchberg business district and its European institutions, Findel Airport, and Luxembourg City. The municipality is well-served by buses and trains.*

*Fees 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.*

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**À vendre par Supereal. Superbe maison quatre chambres à Bourglinster !**

**Cette maison d'une surface habitable de 246 m<sup>2</sup>, se distingue par ses espaces généreux ainsi que par un agencement réfléchi. S'intégrant parfaitement dans son environnement naturel de par un choix de couleurs et matériaux harmonieux, elle fait partie d'un programme de quatre maisons dont l'intimité de chacune sera assurée. Elle respectera toutes les normes en vigueur et sera dotée de triple vitrage, d'un système de ventilation double flux, d'une pompe à chaleur et d'un chauffage au sol.**















**supereal.**

*smart real estate services*

+352 26 26 26 66

[hello@supereal.lu](mailto:hello@supereal.lu)

55 rue de la vallée

L-2661 Luxembourg