

# Luxury Mansion in Ehlange-sur-Mess



✨ Discover this exceptional 314 m<sup>2</sup> property located in the prestigious village of Ehlange, offering elegant living in a tranquil residential setting. Built in 2017 with an energy efficiency class A ⚡, this stunning home combines modern design with refined comfort, ideally situated close to shops, schools, public transport, and major road networks.

**€1.69M**

**Sale Price**

Exclusive mandate with immediate availability

**314m<sup>2</sup>**

**Living Area**

Generous volumes throughout

**6**

**Bedrooms**

Including a master suite with private terrace

**2,518**

**Plot Size (ares)**

Landscaped garden with a natural stream

# ✨ Bright Living Spaces



## Modern Design and Functionality

The ground floor is bathed in natural light, featuring a modern, fully equipped kitchen that seamlessly transitions into a spacious living and dining area. Large sliding doors extend the living space onto an expansive, sun-drenched terrace, creating a perfect harmony between indoor and outdoor living with panoramic views of the landscaped garden 🌳.

This level also includes a guest bedroom with direct terrace access and a guest toilet, ensuring convenient accommodation for visitors while maintaining the privacy of the upper floors.



### Fully Equipped Kitchen

Modern appliances and design



### Open Plan Living Area

Spacious lounge with garden views



### Guest Bedroom

Ground floor convenience with terrace access



# Private Sleeping Quarters

## 6 Bright Bedrooms

Designed for relaxation and comfort, the home offers six bright bedrooms, meticulously planned to ensure optimal comfort for a large family. A highlight is the exquisite master suite  with its own private terrace, creating a personal sanctuary within the residence.

The residence features six modern bathrooms , providing convenience and luxury for all occupants. Each bathroom is equipped with contemporary fixtures and finishes, upholding the high standard of quality characteristic of the entire property.



### Master Suite

Private Terrace and En-suite Bathroom 

### 5 Additional Bedrooms

Bright, Spacious Rooms for the Family

### 6 Bathrooms

Contemporary Fixtures Throughout



# ✨ Versatile Multi-functional Space



The upper floor is designed for versatility and functionality, offering a large open space that can be adapted to your needs. This flexible area is ideal for creating a home theater, game room, fitness studio, or professional office space.



## 🎬 Home Theater

Transform the space into a private cinema for family entertainment.



## 🏋️ Fitness Studio

Create your personal wellness sanctuary with a dedicated workout area.



## 💼 Professional Office

Design an inspiring workspace away from the main living areas.



## 🔧 Utility Room

Practical storage and technical facilities are located on this level.



# Outdoor Paradise



## Landscaped Gardens and Natural Beauty

The exterior of this property is truly impressive, with meticulously maintained landscaped gardens creating a serene outdoor retreat. A spacious terrace is ideal for al fresco dining and entertaining, while the unique charm of a natural stream bordering the property adds a tranquil water feature to the landscape.

The 2400 sq m garden offers ample space for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The combination of manicured lawns, mature plantings, and the gentle sound of flowing water creates an idyllic atmosphere.

### Landscaped Garden

2400 sq m of natural area

### Spacious Terrace

27 sq m, perfect for outdoor entertaining

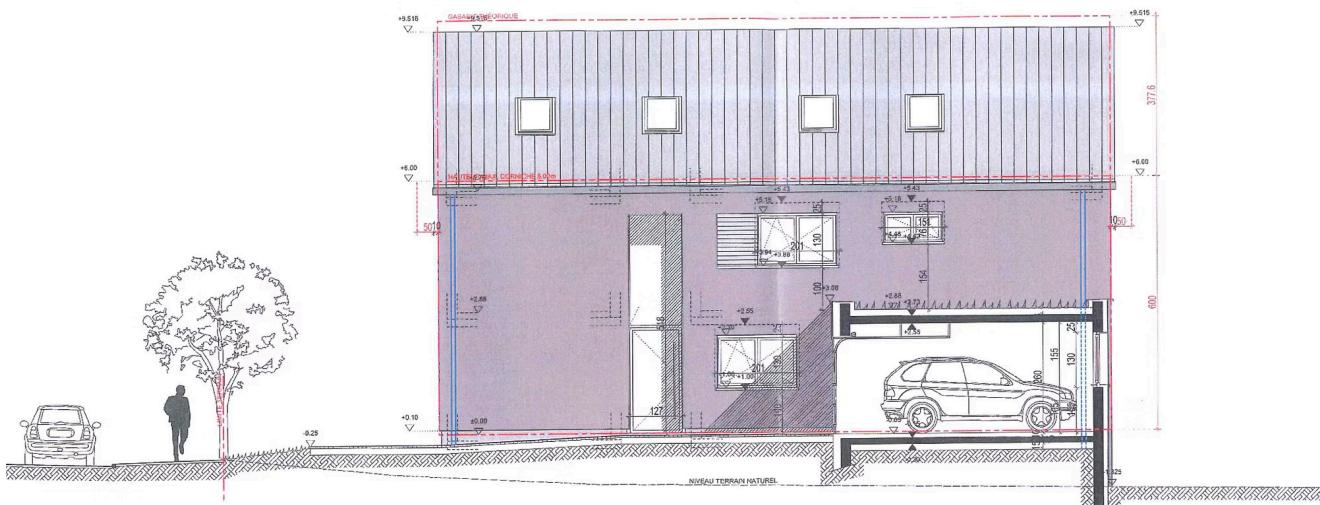
### Natural Stream

Unique water feature bordering the property





# Parking and Garage



# Comprehensive Parking Solutions

The property offers exceptional parking facilities for multiple vehicles. A secure garage provides protected storage for one car, while three additional outdoor parking spaces ensure ample room for family vehicles and guests.

This generous parking provision is a valuable asset in a residential area, offering convenience and security for your vehicles.

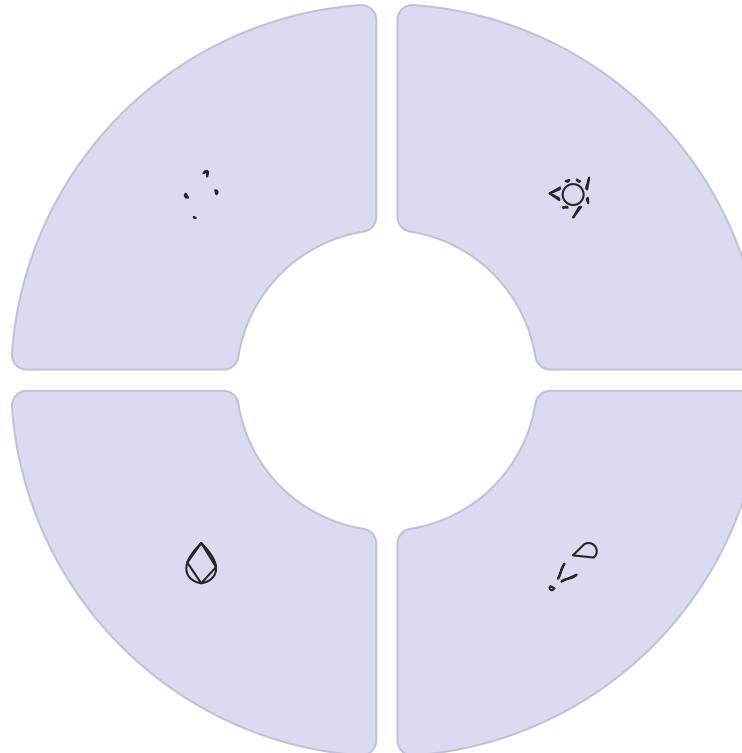


# ⚡ Energy Efficiency and Construction Quality

**⚡ Class A Rating**  
Energy efficiency and thermal insulation are Class A, ensuring minimal environmental impact and reduced operating costs.

## 🌿 Premium Materials

Built with high-quality, eco-friendly materials, ensuring durability and minimal maintenance.



## ☀️ Solar Panels

Integrated solar panel system for sustainable energy generation and lower electricity bills.

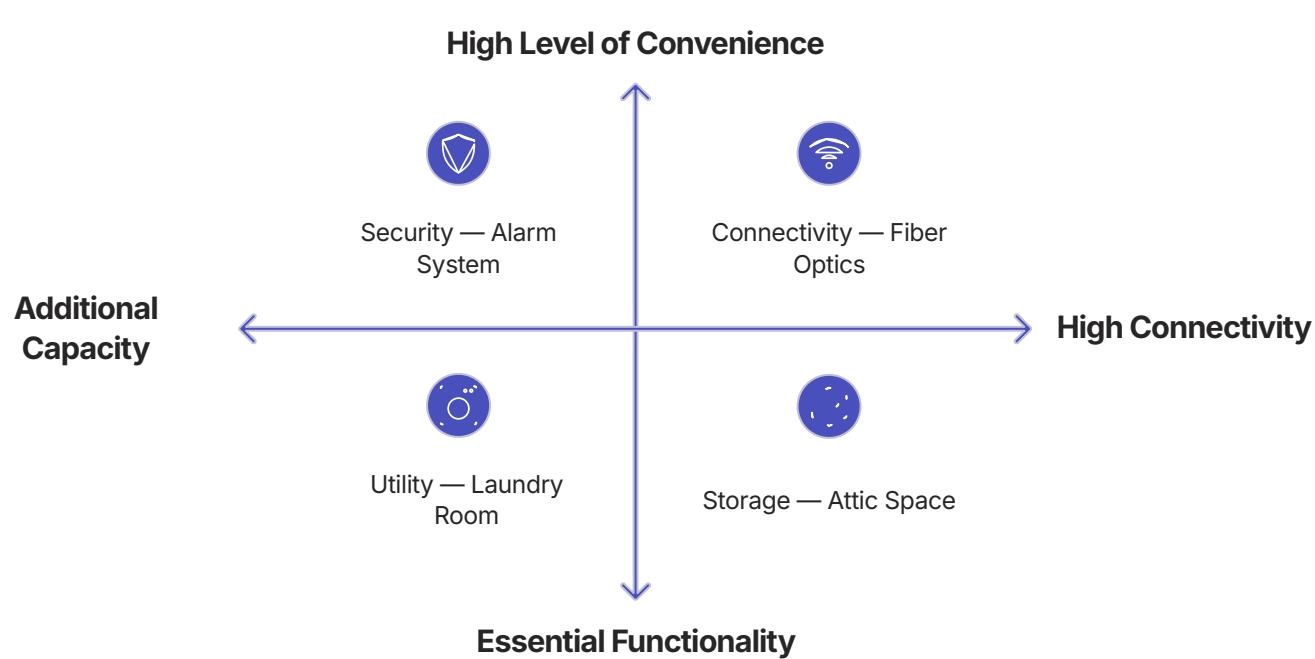
## 🔥 Heat Pump

Modern heat pump technology combined with underfloor heating for optimal comfort and efficiency.

Built in 2017, this 🏠 home focused on energy efficiency and environmental responsibility, representing the pinnacle of modern sustainable living. The combination of advanced heating systems, renewable energy generation, and superior insulation creates a comfortable living environment, minimizing energy consumption and costs 📈.



# ✨ Premium Amenities and Features



🏡 This property is equipped with modern conveniences that enhance daily living and provide peace of mind.

## 🔑 Key Modern Living Amenities

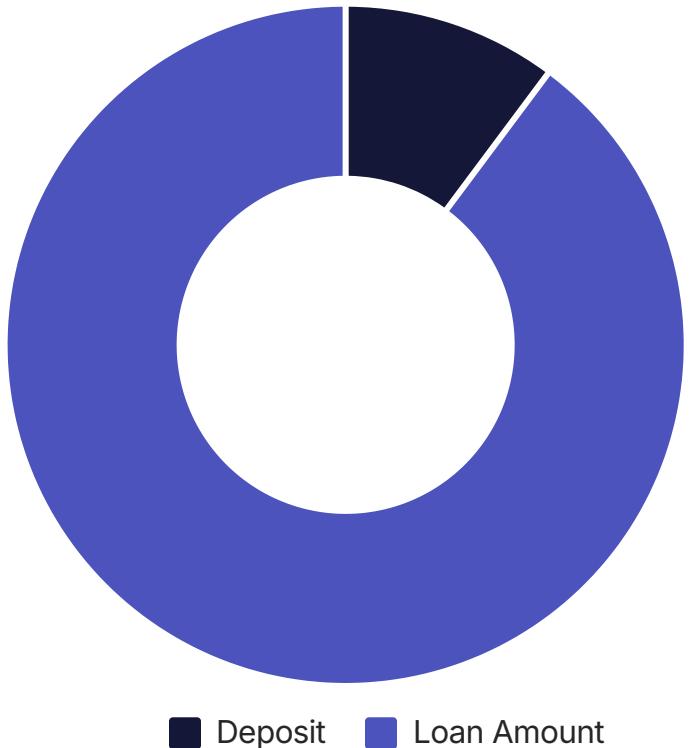
- 💡 **Security System:** Comprehensive alarm system protecting your family and possessions
- 🌐 **Fiber Optics:** Ultra-high-speed internet connection for a modern digital lifestyle
- 🧺 **Laundry Room:** Dedicated utility space for household management
- 📦 **Attic Storage:** Additional space for seasonal items and belongings
- 🛁 **Six Bathrooms:** An exceptional number of bathrooms throughout the property
- ☀️ **Balcony:** Additional outdoor space totaling 2 m<sup>2</sup>

✓ Every detail has been considered to ensure this home meets the demands of modern family life, maintaining the highest standards of comfort and convenience.





# Financial Overview



## Investment Details

💰 **Sale Price:** €1,690,000

🤝 **Commission:** Paid by seller

📄 **Mandate Type:** Exclusive

📅 **Availability:** Immediate



## Financing Options

Finance this property from 💸 **€6,644 per month** based on a 35-year mortgage at 3.9% APR with a ⬇️ **10% down payment** (€169,000). Data provided is approximate, for informational and example purposes only; our partners can provide you with an exact calculation.



## Insurance

Insure this property from ☂️ **€72.98 per month** with comprehensive coverage through LALUX, protecting your investment and ensuring peace of mind.



# Your Dream Home Awaits in Ehlange ✨

This exceptional property represents a rare opportunity to acquire a luxurious family home in one of Luxembourg's most sought-after locations. Combining spacious living areas, ⚡ energy-efficient construction, high-end amenities, and 🌳 stunning outdoor spaces, this residence offers everything needed for sophisticated modern living.

01

 **Contact RE/MAX One**



02

 **Tour the Home**



Experience the quality, space, and location firsthand

Reach out to arrange a private viewing of this exceptional property

03

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 **Property Location:**

**L-3961 Ehlange-sur-Mess, Luxembourg**

*"⭐ An outstanding property offering elegant living in a serene setting, where quality construction meets thoughtful design and natural beauty."*

