

Luxury Home Winterspelt



Winterspelt, Bitburg-Prüm



749.000 €

MLS ID 280361023-8



Nbr de pièces:

10



Chambres:

3



Salles de bain:

2



WC:

2



Places de parking:



Nombre d'étages:

2



Surface habitable:

186



Construction de l'année: **2014**



Surface constructible (m²): **1**

Maison - A vendre - Winterspelt

Property Overview / Executive Summary

This exceptional contemporary residence seamlessly combines modern architecture, superior construction quality, and a sophisticated interior design concept. Built in 2014 to rigorous Swiss standards, the property is fully insulated and features a solid reinforced concrete foundation slab. Set in an idyllic and strategic location near the Luxembourg and Belgian borders, the estate offers an elevated lifestyle tailored for discerning buyers, cross-border commuters, and families seeking tranquility without compromising on connectivity. Offered for sale fully furnished (excluding personal belongings), this turn-key property represents a rare acquisition opportunity.

Key Property Metrics & Specifications

Property Type: Detached Designer Residence / Prefabricated Home (Mansard Pent Roof Design with Dormer)

Living Space (Surface habitable): Approx. 186 m²

Total Rooms: 10 rooms

Bedrooms: 3 bedrooms (including a master suite with walk-in dressing area)

Bathrooms: 2 modern bathrooms + 1 guest WC (Total of 3 toilets)

Year of Construction: 2014

Purchase Price: €749,000

Interior Finishes & Spatial Layout

Ground Floor (Hub of Daily Living): An expansive open-plan layout integrating the living, dining, and kitchen areas. Flooded with natural light via large window surfaces, it creates a seamless flow for entertaining and family living.

Entrance & Hallway: Features a standard ceiling height of approx. 2.60 m, culminating in an awe-inspiring, approximately 8-meter-high open-to-above architectural foyer.

Staircase: A solid, handcrafted statement staircase crafted from premium exotic hardwood connects the levels.

Gourmet Kitchen: A high-end, custom fitted kitchen valued at approximately €50,000, seamlessly blending modern functionality with high-end aesthetics.

Upper Level Accommodations:

Master Suite: Features high privacy, an en-suite bathroom (shower and WC with provisions for an optional bathtub), and a separate walk-in dressing room/private retreat.

Guest/Secondary Bedrooms: Generously proportioned rooms, one equipped with an integrated infrared sauna cabin.

Home Office: A dedicated versatile room tailored for remote work or professional home office use.

Recent Updates: Comprehensively modernized and repainted approximately one year ago, featuring a sophisticated, neutral color palette of modern beige and khaki tones.

Technical Specifications & Building Services

HVAC System: Energy-efficient air-source heat pump combined with comprehensive underfloor heating.

Ventilation: State-of-the-art digital mechanical ventilation system ensuring optimal indoor air quality and low operating overhead.

Fenestration: Triple-glazed windows featuring thermal-bridge-free construction, classic muntin bars (Kreuzsprossen), and automated exterior roller shutters.

Security & Millwork: Solid genuine wood interior doors and a high-security, burglar-resistant entry door.

Expansion Potential: The mansard pent roof structure offers substantial attic conversion potential to create additional living space via roof dormers.

Outdoor Amenities & Parking

Terraces: Two distinct outdoor living spaces a private rear terrace with a Mediterranean flair and a secondary lateral open terrace.

Landscaping: Meticulously manicured garden complete with a spacious detached garden shed.

Parking / Storage: Approx. 40 m² double garage paired with multiple practical exterior storage zones and a paved ground-level courtyard driveway.

Location & Strategic Connectivity

Situated in Winterspelt within the picturesque Eifel region, the estate benefits from immediate proximity to both the Belgian and Luxembourg borders. Quick access to the A60 highway links residents efficiently to regional hubs such as Prüm and Bitburg, as well as cross-border employment centers like Weiswampach (Luxembourg) and Trier. The location provides an ideal balance of serene, nature-bound living and seamless cross-border commuter accessibility.

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Location Overview & Strategic Accessibility (Eifel Region / Winterspelt)

Prime Border Proximity: Strategically situated in Winterspelt within the picturesque Eifel region, offering immediate access to both the Luxembourg and Belgian borders an ideal location for cross-border professionals and international buyers.

Economic & Commercial Hubs: Rapid connectivity to the commercial center of Weiswampach (Luxembourg) with extensive retail, fueling stations, dining, and major employment anchors. The Belgian border is also only minutes away.

Highway & Supra-regional Connectivity: Excellent vehicular access via the nearby A60 highway, providing streamlined transit routes to Prüm, Bitburg, Trier, and Luxembourg City. Surrounding federal and state roads facilitate effortless private motorized transit.

Local Infrastructure: A peaceful and established community featuring essential amenities, including a local kindergarten, hospitality venues, hotels, and a traditional regional restaurant (gutbürgerliches Restaurant) that fosters a welcoming village atmosphere.

Public Transportation Links: Local bus connections service surrounding municipalities as well as Gerolstein, Prüm, and Sankt Vith (Belgium). The major railway hub in Gerolstein provides comprehensive regional and national rail links toward Trier, Cologne, and Koblenz.

Natural Setting & Recreational Value: Surrounded by expansive Eifel forests, scenic hiking trails, and unspoiled nature reserves, delivering an exceptionally high quality of life and leisurely retreat value.

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Caractéristiques



A la campagne



Cuisine équipée



Belles vues extérieures



Garage



Jardin

DPE

Performance énergétique:

Cet indice mesure la performance énergétique et les émissions de CO2 d'une habitation. Un bâtiment sera dès lors classé de A (la meilleure classe) à I (la moins bonne classe) en prenant en considération différents critères.

Galerie





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