



**MONDE AVENIR**

Move in, Move out, Move on

Beautiful property,  
With outbuildings,  
On a large site

Very beautiful individual house,  
Ideal for a family,  
In a quiet village,  
Close to Belgian and Luxembourgish borders.

Site: 1598 m<sup>2</sup>

Main building:

248 m<sup>2</sup> habitable Loi Carez,

Large living,

Separated kitchen,

4 bedrooms,

2 bathrooms,

Office space,

Closed garage,

Separated W.C. on each level,

Independent garage with carport,

Small independent outbuilding with covered terrace,

Large pergola with outdoor kitchen,

Parking spaces,

Fenced and landscaped garden.

Listed price : 998 000 euros

## KEY POINTS





## WALKING THROUGH

On the ground floor:

- 2 opposite entryways, with storage and guest washhand basin / W.C.,
- A large living of 67m<sup>2</sup> opened on 3 sides, with wooden stove, T.V. area, dining room and access to the veranda
- A separated kitchen of 26m<sup>2</sup>, fully equipped to please the most demanding cooks : 7 burner gas range, American fridge/freezer, wine cellar, 2 dishwashers, 2 microwaves, eating area and direct access to pergola.





WALKING THROUGH



On the 1st floor, there are 4 bedrooms and 2 bathrooms. The parental suite has its own balcony and an en-suite bathroom with bath, separated shower, heated towel rail and W.C.. 2 other bedrooms have integrated storage and many windows to provide great luminosity. The 4th bedroom is currently fitted as a dressing room. The family bathroom has a bath, a separated shower enclosure, a double washhand basin, a heated towel rail as well as integrated storage.



WALKING THROUGH



The basement level is also well organised with first of all a working / professional space that can be independent from the rest of the house – with an office room, a W.C., a small hallway (private entrance possible) -, an impressive wine cellar (bottles not included in the sale!), great integrated storage, a laundry / technical room and the garage. There is another garage, with carport, on site. It is also possible to park outside.



## THE OUTDOORS

The outdoors are immaculately maintained and allow you to bask in the sun or relax in the shade. A very large pergola with connected barbecue and outdoor kitchen enjoys lovely views of the plants, shrubs and mature trees. A terrace in front of the living room and another one on the other side of the house also invite you to laze around.





The outbuilding and its surroundings are currently fitted out for the most enthusiastic golf players ! A golf simulation system has been installed inside the building. Outside, a putting green allows you also to practice. May the best player win !

SPECIALLY FOR GOLFERS !



## DPE – Energy Pass - C & C,

- The main building is insulated on the outside,
- Double glazing,
- Air conditioned/ reversible AC in living and bedrooms,
- Gas heating,
- City gas and condensing boiler,
- Fireplace with indoor conduit and wooden stove,
- Water softener,
- Motorised gate and garage doors,
- Alarm.



TECHNICAL DATA



Lexy is a quiet village, close to the town of Longwy in Meurthe-et-Moselle.

Shops and all other amenities can be found nearby.

Lexy is particularly close to :

- The Luxembourgish border, and 12km from Rodange,
- The Belgian border, and 11km from Aubange,
- UGOLF Longwy International, 7km from there,
- Golf du Château du Bois d'Arlon, 23km away.



GEOLOCALISATION

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