



Residence
280m²
Luxembourg-Merl

1 490 000€



Discover this exceptional real estate investment opportunity! Located in the heart of a vibrant neighborhood, this versatile building offers a unique combination of commerce and residence, thus offering a diversified income potential. On the ground floor you will find a spacious 130 m² commercial space, housing a newly renovated restaurant. With a warm atmosphere and modern decor, this establishment offers a welcoming setting for guests, while enjoying high visibility thanks to its strategic location. The first floor, with an area of 100 m², offers a comfortable living space, ideal for a private residence. However, it also presents an interesting opportunity for the creation of rooms for rent, thus generating additional income. In addition, an attic of 50 m² is available and can be arranged according to your needs. This additional surface offers potential for expansion or development, thus offering increased flexibility to realize your projects. This property represents a unique investment...

CHARACTERISTICS

Number of pieces : 4
Nb. chamber (s) : -
Area : 280m²
Nb. of bathrooms : -
Equipped kitchen : Non

 **Immoneuf**

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 **<https://www.immoneuf.lu/detail-2234697>**