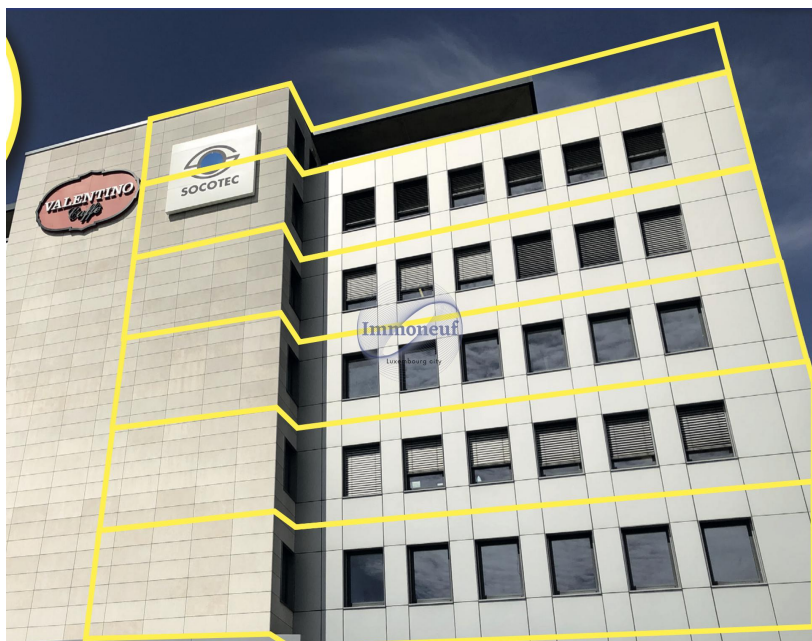




**Office**  
2000m<sup>2</sup>  
Roeser

**46 000€**



We offer an exceptional office building, ideally located close to the train station of Livange. Enjoy a total area of 2000 m<sup>2</sup> with facilities and amenities adapted to various professional needs. Key Features: • Total Area : 2000 m<sup>2</sup> • Basement: A spacious depot of about 600 m<sup>2</sup>, ideal for storage or various other professional uses, in addition to the total area. • Parking: 20 private parking spaces for rent, as well as numerous parking spaces available around the structure, offering great flexibility for visitors and staff. • Furniture: Two offices already furnished, allowing quick and easy installation. • Visibility: Possibility to install a sign on the building's facade, thus increasing your company's visibility. • Ground Floor: Opportunity to perform a Horeca business, attracting more customers and visitors. With its strategic location, located next to the train station of Livange, this building enjoys exceptional visibility and frequent passage. Just 200 metres from the main road accesses an...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 2000m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non



**Immoneuf**



**28, rue des Bains L-1212**



**26 26 40**



**immoneuf@pt.lu**



**<https://www.immoneuf.lu/detail-2234717>**