



**Residence**  
280m<sup>2</sup>  
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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 : 280m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non



**Immoneuf**



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**<https://www.immoneuf.lu/detail-2234923>**