INVESTMENT PROPERTY

LUXEMBOURG

REF. 6913

Price on request

320m² Surface (m²)
Energetic Index H



In a protected sector of the city, in the heart of the pedestrian zone of Luxembourg-Centre in the rue Beaumont, your Unicorn real estate agency offers you for sale an exceptional mixed building that can accommodate a business, offices and residential. Its sublime stone façade makes it a rare and prized property.

With 6 levels, this elegant residence of 320m2 from the 19th century has been entirely renovated. It has a private elevator serving the 5 lower levels.

The first floor as well as the lower floor, accessible by the staircase and by the elevator, offer a commercial surface of 100m2 with a beautiful window. The space is currently occupied by a hair salon.

On the second floor, a first room of 62m2 is used as an office. At the back, a spiral staircase giving access to a duplex studio of 36m2.

The second floor offers a studio.

Finally, the third and fourth floors form a duplex that can potentially be divided into two studios of 38.33 M² and 30.86 M². You will appreciate the cosy atmosphere offered by the decorative stone fireplace and the exposed wooden beams.

A parking space accompanies the whole.

This building of report receiving at the same time offices and residential offers a very interesting return.

Summary of the useful surfaces:
Commercial premises: 100M².
1st floor: Residential or office: 99.42 M².
2nd floor: Residential or office: 35.13 M².
3rd floor and 4th floor: Duplex (two studios of 38.33 M² and 30.86 M²)

unicorn

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For more information or to make a visit, contact us now at +352 26 54 17 17.

https://www.unicorn.lu/en/detail-6913-vente-immeuble-de-rapport-luxembourg

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