

# BUILDING

## ESCH-SUR-ALZETTE

REF. 8472

1 150 000 €

8 bedrooms

154m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Your Unicorn agency offers for sale this superb, fully renovated manor house in the heart of Rue de l'Alzette, the pedestrian and shopping area of Esch-sur-Alzette. The property is ideal for shared living and offers eight bedrooms on four levels, with three modern bathrooms.

The first floor houses a shop. The fully finished basement completes the property with generous storage space.

The property offers a gross return of around 3.65%, generating €3,500 in monthly rental income.

With its privileged location, this property is a rare opportunity for investors seeking both charm and yield in a lively, sought-after neighborhood.

For more information or to arrange a viewing, please contact us today on 26 54 17 17.

<https://www.unicorn.lu/en/detail-8472-vente-immeuble-esch-sur-alzette>



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