



## DESCRIPTION

Magnificent 652 m<sup>2</sup> building, set on an exceptional 1.88 hectare plot, nestled in a picturesque, green setting surrounded by forest, just 20 km from Luxembourg City in Septfontaines. The property is being sold as a closed shell and has planning permission for the development of a gourmet restaurant, complemented by an aparthotel-style hotel business. The architecture includes large bay windows in the restaurant area, providing optimal light and breathtaking views of the surrounding countryside. The authorized project includes:

- 5 furnished apartments
- A gourmet restaurant with large windows and a terrace opening onto the outside
- A fitness and sauna area
- A large bar
- A seating bar
- A large wine cellar with a private room
- Storage
- Numerous outdoor parking spaces
- A large plot of land guaranteeing peace, privacy, and development potential
- Pond

A rare opportunity for a luxury aparthotel project, combining gastronomy, comfort, well-being, and nature, close to t...

## ENERGY PASS

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 652m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

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