



## THE RAPHAEL

Professional sale

3 710 000 €

<i>Product type</i> <b>Office</b>	<i>Building</i> <b>Raphael</b>	<i>District</i> <b>Fontvieille</b>	<i>Living area</i> <b>94 m<sup>2</sup></b>
<i>View</i> <b>Garden</b>	<i>Ref.</i> <b>517P54V</b>		

In the Fontvieille district, very beautiful office renovated, with parquet flooring, approximately 94 m<sup>2</sup> of total surface area. Large window on gardens, 2 access doors, very quiet. The interior consists of a main room currently partitioned, 2 toilets and a hallway. Currently rented until September 30, 2025, total monthly rent €9,100 including tax (€7,250 rent excluding tax + VAT 20% €1,450 + Charges €400)



