



## Office Space with Garden View in a Tranquil Setting

Professional sale

3 710 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>4 rooms</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>Condition</i> <b>Renovated</b>
<i>Rented</i> <b>Yes</b>	<i>View</i> <b>Gardens</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>MCE36</b>

The office is currently rented at 7250 euros/month + 20% VAT + 400 euros in monthly charges = 9.100 euros in total , offering an immediate income stream for investors or a deferred move-in opportunity for future users.

Located in a tranquil area, this recently renovated office space offers a perfect blend of modern functionality and serene surroundings. The layout includes four distinct rooms, thoughtfully created with sturdy partition walls to ensure privacy while maintaining a versatile design.

The space features two well-appointed restrooms, ideal for convenience and accommodating multiple users. Accessibility is a highlight, with two separate access doors providing flexibility for clients and staff alike.

The aesthetic appeal is enhanced by a beautiful parquet floor, adding warmth and sophistication to the environment. A large vitrine not only invites natural light but also offers an excellent opportunity for branding or displays.

Overlooking a lush garden view, this office provides a calm and inspiring setting, making it an exceptional choice for businesses seeking a productive and peaceful workspace.



*Résidence « Raphaël »*

Local commercial / Bureau Administratif n° 725

