



## FONTVIEILLE - PREMISES / OFFICE WITH WINDOW - MICHELANGELO

Professional sale

2 600 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Le Michelangelo</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>87 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>rdc</b>	<i>View</i> <b>town</b>
<i>Release date</i> <b>30/09/2026</b>	<i>Ref.</i> <b>PEV719</b>

Located in the "Le Michelangelo" building in Fontvieille, this large, bright office offers excellent visibility thanks to its large window and double access. It comprises a large main space, two annex rooms, a laundry room, a storage room, a WC and a large storage cupboard. Currently rented until September 30, 2026 at 3687 euros/month + VAT + charges, this space represents an investment opportunity with an immediate income stream or a future move-in option for owners.

We invite you to discover for sale this spacious office of 87 m<sup>2</sup> located in the elegant district of Fontvieille, in a Neo-Provençal style building. Equipped with a large display case and two separate entrances, this office offers a bright and welcoming working environment. The composition of the office includes a generous main room, two secondary rooms, a laundry room, substantial storage space, and a WC.

This premises enjoys a soothing view of a garden, adding a touch of tranquility to the professional atmosphere. Perfectly suited for a commercial activity, it is currently operated with a 3/6/9 lease, generating a monthly income of 4881.40 euros including VAT and expiring on September 30, 2026. This office represents an ideal opportunity for investors looking for an immediate income stream or for companies wanting an inspiring and functional space in a serene and privileged setting.





