



## OFFICE / COMMERCIAL PREMISES - BOTTICELLI FONTVIEILLE

Professional sale

850 000 €

*Product type*

**Office**

*Num rooms*

**Studio**

*Building*

**Botticelli**

*District*

**Fontvieille**

*Living area*

**23 m<sup>2</sup>**

*Floor*

**Ground floor**

*Ref.*

**PEV720**

Superb commercial or office space for sale in the residence "Le Botticelli", located in the heart of the Fontvieille district.

We offer you a very nice premises for commercial use or administrative office, located in the residence Le Botticelli, in the heart of the Fontvieille district. This property benefits from a privileged location, in a quiet and professional environment, in the immediate vicinity of many shops and services.

This premises is offered with a 3/6/9 commercial lease, offering great operating flexibility. It consists of a bright main room, a hallway and a separate toilet.

In terms of accessibility, the district is perfectly served by public transport: bus stops in Papalins and Roseraie, Monabike stations available at the Port de Fontvieille and Roseraie.

The property is currently rented at a rate of €2,357 including VAT per month, until September 30, 2026, thus offering an immediate rental yield.



