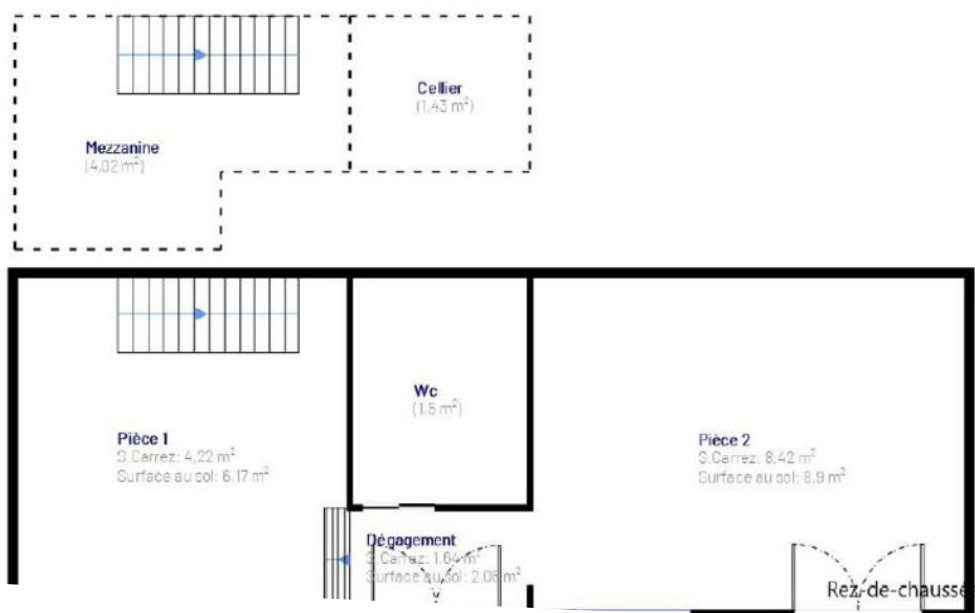




Charming refurbished commercial space / office

Professional rental **950 € / month**
+ Service charges : 50 €

Product type Premises	Num rooms -	District Saint-Paul-Garavan	City Menton
Country France	Living area 17,21 m²	Total area 20 m²	Bathroom 1
Floor Ground floor	Service charges 50 €	Condition Very good condition	Ref. LFO-1125-ME

Ideally located just steps from the Menton Port, the beaches, and the edge of the Old Town, this beautifully refurbished commercial or office space offers a sought-after address with excellent visibility.

The well-designed layout features a bright main area with a street-facing window, complemented by a **mezzanine** that enhances the volume and can serve as storage, an additional office, or an independent workspace. The entire space has been **fully renovated**, offering contemporary finishes and allowing immediate use with no additional work required.

Perfect for professional, liberal, or office use, or for a small shop wishing to benefit from the lively neighbourhood and pedestrian traffic.

A rare opportunity in this area, combining charm, modernity, and a strategic location.



