



## JARDIN EXOTIQUE - SPACE CONVERTIBLE INTO AN APARTMENT - VILLA EDELWEISS

For sale

3 250 000 €

Product type <b>Apartment</b>	Num rooms <b>3 rooms</b>
Building <b>Edelweiss</b>	District <b>Jardin Exotique</b>
Living area <b>87,10 m<sup>2</sup></b>	Bedrooms <b>2</b>
Bathroom <b>1</b>	Cellar <b>1</b>
Floor <b>Ground floor</b>	Condition <b>To refresh</b>
Mixed use <b>Yes</b>	Release date <b>Available</b>
Ref. <b>PE_VILLA EDELWEISS</b>	

**BOURGOIS BUILDING** Rare local in the Jardin Exotique district - Ideal for office or 3-bedroom apartment

### Local convertible into a 2 bedroom apartment

Located in the popular area of the Jardin Exotique, appreciated for its tranquility, this property benefits from a quiet environment while remaining close to amenities and access to Fontvieille and La Condamine.

Currently intended as a commercial premises, it is composed of a double entrance, an open space, a separate



kitchen, a bathroom and two bedrooms that can be used as offices. A large cellar completes this property.

Ideal for a company or for a 3-room apartment, the transformation project has already been validated by the DPUM and the building permit granted. A residential façade project has also been carried out and validated by the urban planning and the condominium management company.

Thus, only renovation and development work will be required by the buyer, offering great potential to create a unique space in your image in a privileged area.



