



OFFICES - CONDAMINE DISTRICT - VILLA MIGNON

Professional sale

Sole agent

3 400 000 €

Product type

Office

Building

Villa Mignon

District

Condamine

Total area

85 m²

Floor

Ground floor

Condition

Renovated

Ref.

V-239

Ideally located in the Condamine neighborhood, this office, set within a beautiful bourgeois building, benefits from a strategic position just a few steps from the train station, shops, and all essential amenities. This space can also be converted into a residence, offering a rare opportunity to adapt the property to your personal or professional projects. A prime location for living or conducting business in a vibrant and easily accessible environment.

This property currently consists of: an entrance hall and corridor, three main rooms, a kitchen, an independent WC, and a shower room with a toilet. It has been completely renovated.

The premises are presently leased under an administrative use agreement, offering a yield of 2.17%. The current lease expires on 12/31/2027. Current rent €6.158/month + charges.

There is a possibility to convert this space into an apartment, allowing you to create a spacious three-room unit according to your preferences and needs.





