



## OFFICES - CONDAMINE DISTRICT - VILLA MIGNON

Professional sale

**Sole agent**

**3 400 000 €**

*Product type*

**Office**

*Building*

**Villa Mignon**

*District*

**Condamine**

*Total area*

**85 m<sup>2</sup>**

*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.





