



## APARTMENT - CONDAMINE DISTRICT - VILLA MIGNON

For sale

Sole agent

3 400 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Villa Mignon</b>	<i>District</i> <b>Condamine</b>
<i>Total area</i> <b>85 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Renovated</b>
<i>Mixed use</i> <b>Yes</b>	<i>Ref.</i> <b>V-241</b>

Ideally located in the Condamine district, this apartment, nestled in a beautiful bourgeois building, enjoys a strategic location just steps from the train station, shops, and all essential amenities. Currently used as an office, this space offers a rare opportunity to adapt the property to your personal or professional projects. A prime location for living or working in a dynamic 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.





