



Right to lease - Commercial/professional premises - At the gates of Monaco

Professional sale**95 000 €**

<i>Product type</i> Transfers of lease rights	<i>Num rooms</i> -
<i>City</i> Beausoleil	<i>Country</i> France
<i>Living area</i> 73 m²	<i>Floor</i> rdc
<i>Annual costs</i> 480 €	<i>Release date</i> Quickly
<i>Ref.</i> AL 236 FR	

A stone's throw from Monaco train station

2 minutes from the train station and on the border of Monaco, discover this air-conditioned professional premises of about 70 m², perfectly suited for a medical, paramedical or liberal activity.

The premises consist of:

A spacious reception hall of about 20 m² with guest toilet and sink,

A large main room of about 45 m² with a view of the inner courtyard,

An additional room of about 6 m² equipped with a kitchenette and cumulus, a second toilet with sink.

A second entrance, direct access from the building.

Possibility of dividing the room into two separate spaces, each with its own access – ideal for two practitioners or complementary activities.

Strategic location: close to Monaco, train station, transport and amenities.

Current annual rent: €27,458 + Annual service charges: €480

(Subject to change of designation according to the future activity.)

A rare property for sale in this sought-after area! To visit without delay!





