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## THE EDELWEISS - EXOTIC GARDEN

For sale

3 250 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	THREE-ROOM	APARTMENT	TO
<i>Building</i> <b>Edelweiss</b>	<i>District</i> <b>Jardin Exotique</b>	RENOVATE - GREAT POTENTIAL		
<i>Living area</i> <b>97 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>			
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>			
<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Work required</b>			
<i>Ref.</i> <b>EDELWEISS - 3PIECES A RENOVER</b>				

Located in the Jardin Exotique district, appreciated for its tranquility, the Edelweiss is a bourgeois building located on the Boulevard du Jardin Exotique, close to schools and accesses that will quickly lead you to Fontvieille and La Condamine.

On the ground floor of the condominium, this 3-room apartment of 97m<sup>2</sup> is composed of a corridor leading to the living room overlooking the front of the building, the two bedrooms facing the back, the kitchen, the shower room, the toilets. An independent room of about 10m<sup>2</sup>, perfect for a third bedroom or office is located on the other side of the corridor and a large cellar is available in the basement.



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Currently intended for commercial premises, this property can be transformed into an apartment, the requests for change of use to the DPUM as well as the condominium manager having already been undertaken and validated.

A project for the future state of the "residential" façade was also carried out by an architectural firm and validated by the urban planning authorities as well as by the co-owners of the building.

Thus, only renovation work and modification of the façade (if change of use) will be required by the buyer.





