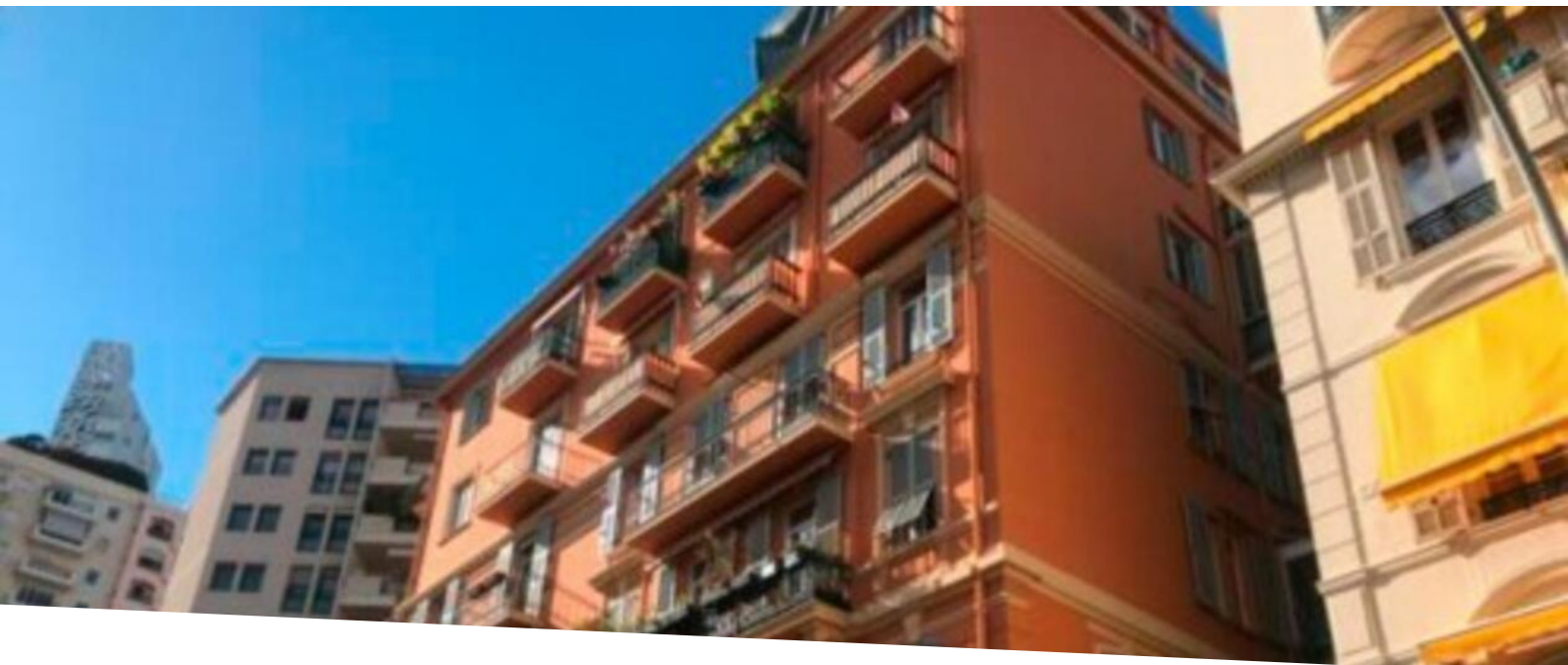




## APARTMENT FOR SALE - VILLA MIGNON - CONDAMINE

For sale

**Sole agent**

**2 950 000 €**

|                                                  |                                                 |
|--------------------------------------------------|-------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>3 rooms</b>              |
| <i>Building</i><br><b>Villa Mignon</b>           | <i>District</i><br><b>Condamine</b>             |
| <i>Living area</i><br><b>73,80 m<sup>2</sup></b> | <i>Total area</i><br><b>83,20 m<sup>2</sup></b> |
| <i>Bathrooms</i><br><b>2</b>                     | <i>Floor</i><br><b>1</b>                        |
| <i>Mixed use</i><br><b>Yes</b>                   | <i>Release date</i><br><b>To be determined</b>  |
| <i>Ref.</i><br><b>V-226</b>                      |                                                 |

Located in the sought-after Condamine district, the apartment is within walking distance of the train station, shops and all local amenities.

This property, currently configured as offices, offers the potential to create a spacious three-room apartment tailored to your tastes and needs. A private staircase leads to the first floor, where the entrance opens onto a large living area, two bedrooms.

The premises are currently rented at €5,871/month including charges. Lease expires 14/07/2029. Profitability of approximately 2.4%.

It is also possible to purchase an 11m<sup>2</sup> cellar in the same building.



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