



SPACIOUS OFFICES FOR SALE - VILLA MIGNON - CONDAMINE

Professional sale

Sole agent

2 950 000 €

Product type Office	Num rooms 3 rooms
Building Villa Mignon	District Condamine
Living area 73,80 m²	Total area 83,20 m²
Bathrooms 2	Floor 1
Condition Good condition	Mixed use Yes
Release date To be determined	Ref. V-225

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

The offices are currently laid out as follows: a private staircase leads to the first floor, which includes an entrance hall, three office spaces, men's restrooms, and women's restrooms.

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

A 11m² cellar is also available for purchase in the same building.



