

Charming renovated office in a prestigious residence!

In a high-end residence with a concierge, a very fine office benefiting from a particularly pleasant environment, beautiful natural light, and absolute tranquillity!

This fully air-conditioned office, currently undergoing renovation, comprises:

- An entrance with a reception area
- 3 independent offices
- A large open-plan space
- Mixed WC facilities
- A kitchen
- A utility corridor

Features:

- Fibre internet
- Alarm system
- Reversible air conditioning

Amenities in the immediate vicinity:

- Pharmacy and supermarket at the foot of the building
- Bus stop and Monabike station at the foot of the building
- Public parking 2 minutes on foot
- Railway station 8 minutes on foot
- Port de Monaco 10 minutes on foot (lift access)
- La Condamine and Fontvieille districts 10 minutes on foot (lift access)

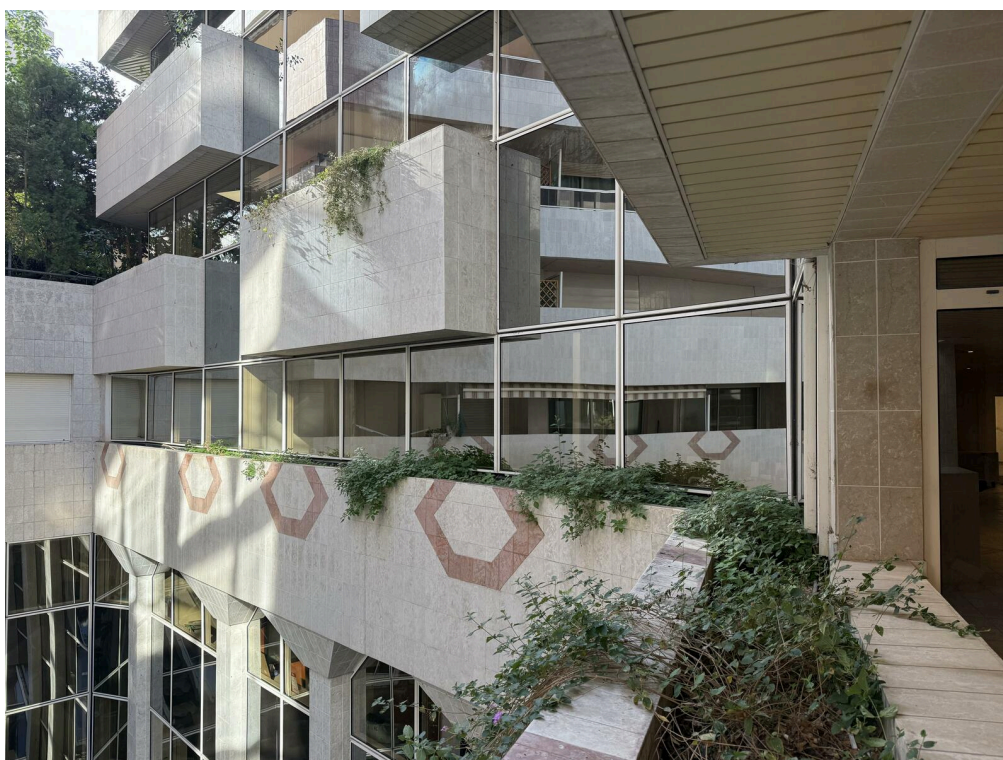
Rent: 7,500 euros excl. VAT + 350 euros service charge provision

Type	Commercial
Living area	116.67 sqm
Total area	116.67 sqm
Rooms	4
Reference	L2101202601
Price	7.500 €/month



In addition to the purchase price: Agency fees 3%+VAT - Notary fees 6.25%

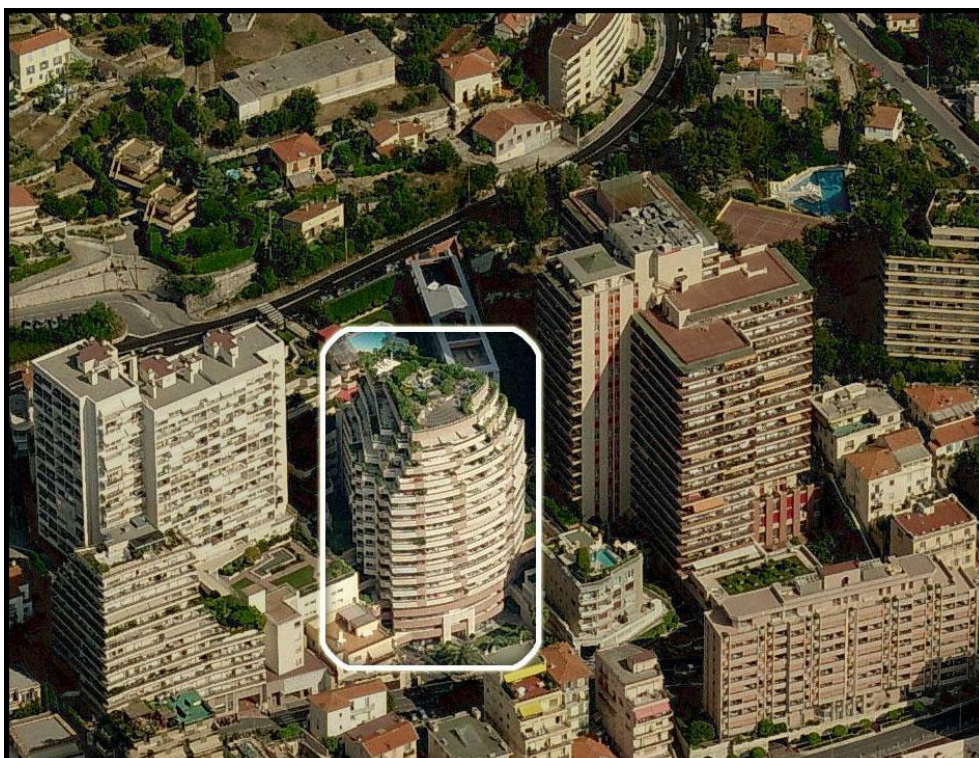
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