



## THE RAPHAEL

Professional sale

3 710 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i>
<i>Building</i> <b>Raphael</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>94 m<sup>2</sup></b>	<i>Ref.</i> <b>517P54V</b>

In the Fontvieille district, very beautiful office renovated, with parquet flooring, approximately 94 m<sup>2</sup> of total surface area. Large window on gardens, 2 access doors, very quiet. The interior consists of a main room currently partitioned, 2 toilets and a hallway. Currently rented until September 30, 2025, total monthly rent  $\approx$ 9,100 ( $\approx$ 7,250 rent excluding tax + VAT 20%  $\approx$ 1,450 + Charges  $\approx$ 400)

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