



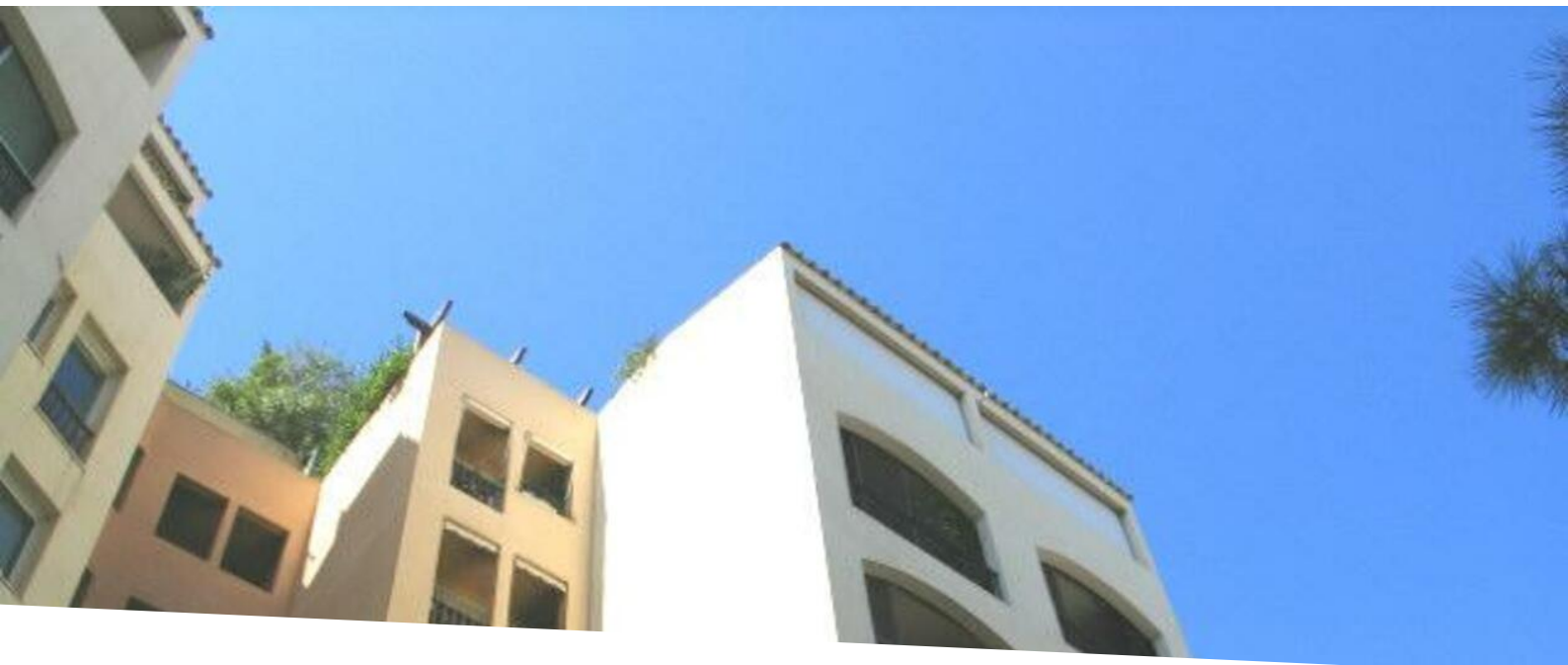
WOLF & RAVEN

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COMMERCIAL PREMISES / ADMINISTRATIVE OFFICE FOR SALE

Professional sale

2 600 000 €

<i>Product type</i> Premises	<i>Num rooms</i> 4 rooms
<i>Building</i> Le Michelangelo	<i>District</i> Fontvieille
<i>Living area</i> 87 m²	<i>Bedrooms</i> 3
<i>Bathroom</i> 1	<i>Floor</i> Ground floor
<i>Annual costs</i> 5 484 €	<i>Mixed use</i> Yes
<i>Release date</i> 30/09/2026	<i>Ref.</i> MICH 077-0770

Local with large window and double access, very bright.

Use: Commercial premises / Administrative office - Monthly rent excl. VAT 3687€ + 20% VAT 737€

Local with large window and double access, bright.

1 spacious main room, 2 side rooms on each side on the back. 1 laundry room, 1 storage room, 1 toilet, Large storage cupboard

Buyer's commission not included _ No seller's commission

Rental period 3 years (type lease 3-6-9) expiring on 30/09/26

Current lease for use as an administrative office - Currently commercial activity hairdresser



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