



## Office with shopping window opening on a pedestrian street

Professional sale 3 710 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Raphael</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>94 m<sup>2</sup></b>	<i>Bathrooms</i> <b>2</b>
<i>Floor</i> <b>RDJ</b>	<i>Condition</i> <b>Very good condition</b>
<i>Release date</i> <b>30/09/2025</b>	<i>Ref.</i> <b>VCB - RAPH - 01</b>

In the district of the Fontvieille harbor, this spacious 96 sqm office benefits from nice natural sun light thanks to its large bay window opening onto the pedestrian street.

The air-conditioned office has a spacious 94 m<sup>2</sup> main room divided by glass windows into three offices and a separate kitchen/living area.

Two independent toilets complete this comfortable office.

The office is equipped with large windows, double entrance, a high ceiling, and benefits from good brightness.

The property is currently rented until 30/09/2025:

rental price: 7.250 € monthly + (1.450 € vat)







