



## BEAUTIFUL CENTRAL OFFICE FOR SALE - MONTE-CARLO

For sale

3 250 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Les Lierres</b>	<i>District</i> <b>Monte-Carlo</b>
<i>Living area</i> <b>75 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>2</b>	<i>Condition</i> <b>Good condition</b>
<i>Mixed use</i> <b>Yes</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>PEV636</b>	

Located in a bourgeois building in the centre of Monaco, this office in excellent condition offers an optimal and refined working environment. Currently configured as a four-room office, this property offers the possibility of being transformed into a three-room apartment. Equipped with an entrance with a large reception desk, a large office that can accommodate 5 to 6 people, two standard desks, numerous wall cupboards and a separate toilet, this place is ideal for a company looking to combine comfort and efficiency. Reversible air conditioning ensures a pleasant environment in all seasons.

### BEAUTIFUL CENTRAL OFFICE FOR SALE LES LIERRES MONTE CARLO DISTRICT

Located in a prestigious bourgeois building in the center of Monaco, this 75 m<sup>2</sup> office in excellent condition is a rare opportunity. Located in the coveted Carré d'Or district, a few steps from the famous Avenue Saint Charles and next to Nike, it benefits from a southern exposure that ensures optimal light throughout the day.

#### Composition:



- **Entrance:** Spacious with a large **reception desk**, ideal for receiving visitors.
- **Large office:** Designed to comfortably accommodate 3 to 4 people, perfect for a dynamic work team.
- **Two standard offices:** Well proportioned, they offer a private and functional workspace.
- **Storage:** Large wall cupboards to optimize the storage of documents and materials.
- **Health:** Toilet ensuring comfort and convenience for all.

The "Les Lierres" building is equipped with an elevator, facilitating access to the second floor. Monthly charges are just €100, making this desk both economical and practical. Reversible air conditioning ensures a pleasant working environment, regardless of the season.

Available immediately, this office is ready to host your professional activities in a prestigious and functional setting.







