



## BEAUTIFUL SPACIOUS 3-ROOM OFFICE - GOOD INVESTMENT

Professional sale

Co-exclusive

3 490 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Le Margaret</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>72 m<sup>2</sup></b>	<i>Terrace area</i> <b>10 m<sup>2</sup></b>
<i>Total area</i> <b>82 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Mixed use</i> <b>Yes</b>	<i>Ref.</i> <b>PEV681</b>

Discover this 3-room office completely renovated for mixed use, located in a luxury building with security service. With a total area of 82 square meters, it offers an entrance hall, a large living/dining room, an equipped kitchen, a bedroom, an office, a dressing room, a bathroom and a balcony of 10m<sup>2</sup> facing south with views of the city.

Discover this 3-room office completely renovated and mixed use, located in a luxury building with security service. With a total area of 82 square meters, it offers an entrance hall, a large living/dining room, an equipped kitchen, a bedroom, an office, a dressing room, a bathroom and a balcony of 10m<sup>2</sup> facing south with views of the city. The apartment has been recently renovated with quality finishes, offering a modern and functional interior. The equipped kitchen is convenient for preparing meals on a daily basis, while the room is spacious and comfortable. The modern bathroom is conveniently equipped to make your daily life easier.

The apartment is sold with a cellar to provide additional storage space. Located in a shopping and convenient



area, it is perfect for an investment or a main residence.





