



## Fontvieille - Commercial premises or administrative office - Le Botticelli

Professional sale

1 900 000 €

<i>Product type</i> <b>Premises</b>	<i>Num rooms</i> <b>2 rooms</b>	<i>Building</i> <b>Botticelli</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>47,50 m<sup>2</sup></b>	<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>31/10/2025</b>
<i>Ref.</i> <b>BOT-007</b>			

Located in the Botticelli building, in the heart of the lively Fontvieille district, this 48 m<sup>2</sup> office offers a bright space with a window and high ceilings, ideal for a professional activity looking for visibility.

It consists of a main room and a second room, currently used as a meeting room, as well as two toilets.

Functional and well located, this property is perfectly suited for professional use or investment.

currently rented in administrative office, monthly rent 4500€ excl. VAT, 20% VAT 900€ and monthly fixed charges 650€

