

225 000 €

Occupational murs bureau

Surface : 73 m<sup>2</sup>

Exposition : Sud

Features :

lift, Immeuble collectif, intercom,

Gardiennage, air conditioning



## Murs bureau 640 Cagnes-sur-Mer

COMMERCIAL PREMISES 73m<sup>2</sup> – CAGNES SUR MER - VAL FLEURI - RÉSIDENCE CAGNES 2 ÉTOILES - PRIME LOCATION – FULLY RENOVATED – AIR CONDITIONING – PARKING. MK Immobilier agency offers for sale these commercial premises with an area of 73m<sup>2</sup>, ideally located in the heart of the sought-after Val Fleuri district in Cagnes-sur-Mer, situated on the 1st floor of a residence with elevator. Prime location, just steps away from schools, shops, and public transport, while enjoying complete tranquility thanks to double glazing on all windows. This fully renovated space is in a lively residence already hosting a pharmacy and a medical analysis laboratory. The property is laid out as follows: - A waiting room with closet - Three offices, including two interconnected and air-conditioned rooms, one facing due south letting in plenty of natural light, and the last one with a large storage closet that can be removed to gain extra space, facing north and...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 950 and 1000 € (reference year 2015)  
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