

**Price on request**

**Contact agency**

**G. SILVY**

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**For sale ideal investor**

**Surface : 178 m²**

**Exposition :** Ouest

**View :** Citadine

**Inner condition :** GOOD

4 bedroom

1 shower

1 garage

1 cellar



### Ideal investor 4401 Orange

For Sale: Professional Building of 179 m<sup>2</sup> – Prime Location! Discover this 179 m<sup>2</sup> building, ideally situated and perfect for professionals seeking a functional and versatile space. Description: Ground Floor: Professional premises with a reception area, 3 air-conditioned offices, and a storage room. 1st Floor: 3 additional bright offices and a restroom. 2nd Floor: 1 comfortable office. Additional Features: Large garage (storage possibility) and cellar. Convertible into a residence, offering high rental potential. Top-notch location, close to amenities and public transport. Easy parking thanks to nearby parking facilities. Don't miss this unique opportunity to invest in a property with strong potential, both for professional use and living. Contact us now for more information or to schedule a visit!

Fees and charges :

Document non contractuel

14/12/2025 - Prix T.T.C

