

472 500 €

Contact agency

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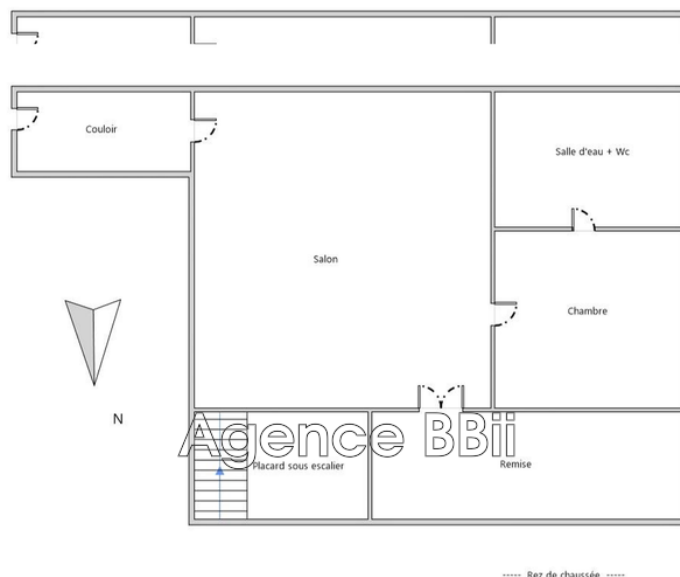
Professional commercial

Surface : 258 m²

Exposition : Est ouest

Features :

Goods-lift, AIR CONDITIONING



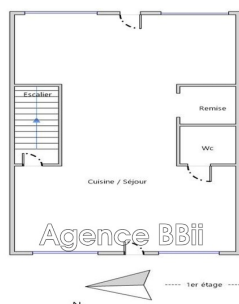
..... Rez de chaussée

Commercial 8857-07 Le Cannet

Exceptional premises in Le Cannet – A unique space easily transformed into commercial premises or offices. Located in Le Cannet, in the immediate vicinity of shops and a few minutes from Cannes, this property offers an ideal setting for any professional activity wishing to set up in an atypical, spacious and bright space. Its exceptional potential will suit a company, a showroom, a liberal practice or an investor looking for a rare and modular property. A space adaptable to various uses. With its three independent accesses, this property is perfectly configured to be transformed into commercial premises or offices adapted to different professional activities: A welcoming and functional main entrance, ideal for receiving the public. An entrance on the terrace side, directly overlooking the parking lot, facilitating deliveries. Access from the basement, ideal for storage space or discreet activity. The entire property stands out for its impressive volumes, exceptional brightness and serene atmosphere, offering a unique and inspiring working environment. Incredible potential with 8 modular rooms. This property now has 4 partitioned spaces with their own bathrooms or toilets, offering optimal comfort for employees or customers. In addition to these spaces, two other rooms can be arranged according to your needs: In additional offices, perfect for a growing business. In meeting or waiting rooms, offering a premium customer experience.

Document non contractuel

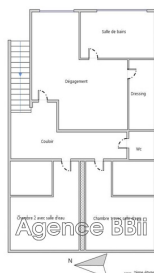
01/05/2025 - Prix T.T.C



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..... 1er étage

activity. This requirement versatile building designed a conference products. A modern and



N

total of 8 modular rooms, liberal or professional use. This space is an immersive environment

Tableau récapitulatif des surfaces de chaque pièce au sens Loi Carrez :

Parties de l'immeuble bâties visitées	Superficie privative au sens Carrez	Surface au sol
1er étage - Cuisine / Séjour	66,17	66,17
1er étage - Wc	1,68	1,68
1er étage - Remise	3,1	3,1
Escalier	0	1,56
2ème étage - Coulis	7,17	7,17
2ème étage - Déplacement	14,63	14,63
2ème étage - Salle de bains	6,51	6,51
2ème étage - Dressing	8,37	8,37
2ème étage - Wc	1,43	1,43
2ème étage - Chambre 1 avec salle d'eau	14,49	14,49
2ème étage - Chambre 2 avec salle d'eau	14,68	14,68
Entresol - Cuisine	12,9	12,9
Rez de chaussée - Salon	43,76	43,76
Rez de chaussée - Coulis	7,62	7,62
Rez de chaussée - Chambre	13,6	13,6
Rez de chaussée - Salle d'eau + Wc	3,13	3,13
Rez de chaussée - Remise	23,73	23,73
Rez de chaussée - Placard sous escalier	15,06	15,06

Superficie privative en m² du ou des lot(s) : Surface loi Carrez totale : 258,03 m²
Surface au sol totale : 259,59 m²

perfect for all connected activities. High-performance insulation, guaranteeing thermal and acoustic comfort in all seasons. Two private parking spaces, a crucial advantage in an urban area. Discover this property as if you were there with our 360° virtual tour. Access an immersive virtual tour by clicking on the following link: <https://view.ricoh360.com/c36ecb74-10ce-42c5-a070-961faafe7c90> A rare opportunity for savvy professionals. This property, with its unique and atypical

character , constitutes an ideal opportunity for a visionary entrepreneur . Its configuration and its potential make it a strategic investment in a dynamic area. Selling price: €470,000 HAI (Agency fees included – payable by the seller) Don't miss this unique opportunity! Contact our real estate negotiator now for a private viewing: Ayss Metin – Real Estate Negotiator | BBii Agency Phone: +33 7 61 01 53 33 Email: ayssmetin@gmail.com BBii Agency Phone: 04 97 22 24 83 Website: www.bbii.fr