

**50 000 €**

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

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**Professional commercial**

**Surface : 62 m²**

**Features :**

air conditioning, 1 parking lot, 2 accès indépendant

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**



### Commercial 4066TI Marmande

Just a stone's throw from the city center and easily accessible, this 62 m² space located on the ground floor of a condominium building offers an ideal setting to develop your business. This space consists of a 26 m² reception area, opening onto a first office. The reception area also serves a second office, which offers direct access to the residence's garden, a door leading to the common areas, as well as a kitchenette and separate toilets. The large window overlooking the busy boulevard ensures optimal visibility, enhanced by a dedicated signage area. Parking is easy thanks to the many free spaces nearby, and a bus stop is just steps away. The property benefits from two independent entrances, allowing for a possible division into two separate spaces. It also has a private parking space and is equipped with reversible air conditioning. All the windows are single-glazed, except for those in the first office, which are double-glazed. Possible activities: local businesses, liberal professions, service activities such as a real estate agency, a law firm, a brokerage or consulting firm, but also offices for self-employed people or businesses. It can also be suitable for paramedical activities, or even small restaurants. Number of lots: 110. Annual charges: €978.84 for the store and cellar, i.e. (€851.17: Store; €127.67: Cellar) including rental €458.98.

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