FOR SALE

**2 700 000 €**

# APARTMENT FOR SALE – VILLA MIGNON – CONDAMINE






Located in the sought-after Condamine district, the apartment is within walking distance of the train station, shops and all local amenities.

This property, currently configured as offices, offers the potential to create a spacious three-room apartment tailored to your tastes and needs. A private staircase leads to the first floor, where the entrance opens onto a large living area, two bedrooms.

The premises are currently rented at 6 047€/month including charges. Lease expires 14/07/2029. Profitability of approximately 2.7%.

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| **Type :** | For sale | **Total area :** | 80 sqm |
| **Product type :** | Apartment | **Living area :** | 73.80 sqm |
| **Number of rooms :** | 3 | **Bathrooms :** | 2 |
| **Building :** | Villa Mignon | **Mixed use :** | Yes |
| **District :** | Condamine | **Release date :** | To be determined |
| **Floor :** | 1 | | |

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