



Office building

SAINT JEAN DE VEDAS (34)

840 000 €*

* Agency fees to be paid by the seller



690 m²



17 pièce(s)

PROPERTY DESCRIPTION

Saint Jean de Vedas, R+1 Office Building in Single Ownership - Opportunity Rental Investment - Area of approximately 700 m² erected on a plot of 1500 m². This building represents a unique opportunity for an investor keen to take advantage of a strategically positioned property. Its R+1 structure offers functional and well-organized office spaces. Indeed, its location guarantees access to main communication routes, public transport and local amenities. This location reinforces the attractiveness of investment, offering optimal visibility for companies established in these premises. Added to this are unique amenities: 5 garages with solar panels, 18 indoor parking spaces, as well as 10 outdoor parking spaces. Advantageous Rental Investment: The current owner, aware of the value of this property, would agree to sign a lease with future buyers and offers to pay 2800 euros excluding tax/month for the first floor. Feel free to contact me for more information. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Rachid SBIA

MONTPELLIER (34070)

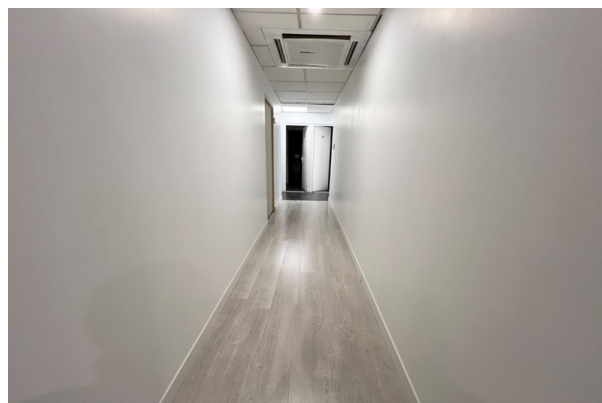
Agent

RSAC : 489 109 819 00040

Courts service city :
MONTPELLIER

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846327
Property type Office building
Year of construction 1989
Exposure S-E

SURFACES

Living space 690 m²
Land surface 1500 m²

COMPOSITION

Number of rooms 17

DPE/GES

DPE 80
GES 2

APPENDIX

Parking extérieur
Parking space 10
Garage 5
Videophone Non



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle