COLDWELL BANKER
EUROPA REALTY

Fréjus 457 m²



SALE PRICE : 1 188 200 €

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DESCRIPTION

In a dynamic and highly sought-after environment, discover this high-end office space offering a total surface area of 457.67 sqm (Carrez Law), located on the first floor of a quality commercial building.

Designed to combine functionality with a strong corporate image, the property impresses from the moment you enter, with a spacious and refined reception hall that sets a professional and elegant tone. The generous volumes and seamless layout lead to multiple office spaces partitioned with semi-glazed walls, ensuring both privacy and abundant natural light.

A large executive office completes the space, alongside a versatile workshop area, perfectly suited for creative or technical activities. A stylish break area with a modern kitchen enhances comfort and encourages a convivial working atmosphere, in line with contemporary business standards.

The amenities meet the highest expectations: reversible air conditioning, fully compliant PMR (ADA-equivalent) restroom facilities with shower, and provision for the installation of an elevator for added convenience.

A rare asset, this property also offers the potential to create a rooftop terrace of approximately 50 sqm, providing a unique outdoor space and significant value-add potential.

Additionally, six private parking spaces ensure ease of access and everyday practicality.

A truly exceptional property, ideal for a company seeking a distinctive, modern workspace that combines comfort, image, and future development potential.

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FEATURES

Property type:	Type de bien	Area:	457.67 m²	Elevator:	Oui
Property tax:	€1.00				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 144

Greenhouse gas emissions (GHG) index: A 2

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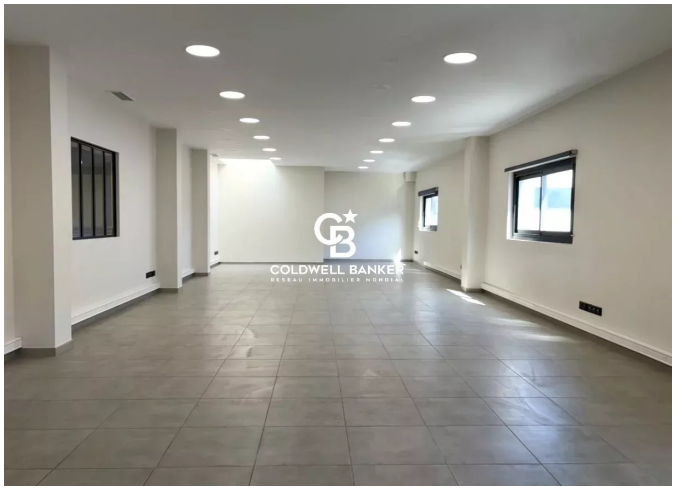

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