

**3 665 €**

**Occupational local commercial**  
**Surface : 200 m<sup>2</sup>**  
  
**Couverture : Toit terrasse**  
  
**Energy class (dpe) : Unavailable**  
**Emission of greenhouse gases (ges) : Unavailable**



**Local commercial 1486 Vallauris**

Local located Chemin de Sait Bernard 06220 VALLAURIS . Area: 200 M2 - All businesses, liberal professions, medical offices, banks, insurance, etc... — Ideally located, at the start of the Chemin de Saint Bernard. 2 minutes from the motorway. - Pretty one-story building with large facade facing the road. - Very high unique and exceptional visibility in front of an enormous daily passage. - 20 meters in front + 8.5 meters in return. Signs possible on both facades. - Location on the 1st floor with vehicle, van and small truck access. - Windows and armored glass doors type SP10 at the entrance to the premises. By benefiting from an economic advantage with insurance companies. - Heated floor over the entire surface of the premises. THEREFORE, THERE IS A TOTAL PROHIBITION ON DRILLING THE GROUND. - Chilled water air conditioning by cassette recessed in the ceiling. Heat pump central located on the roof. - 10 cm thick false ceiling tiles of rock wool for better insulation + 5 mm thick washable Forex tiles classified M1 placed under the rock wool slabs. Color White RAL 9001. - Ceiling height: Show room 3.2 M; the rest 2.8 million. - Exterior wall insulated with BA13 covered with 10 cm of Rock wool for better insulation. Tiled floor. - 4 parking spaces in front of the entrance which can

Document non contractuel  
01/06/2025 - Prix T.T.C



nt: €3,500 exc  
r TF: €2,300 /  
y of each qua  
s cc including  
brice DI PON



Automatic  
e 3rd  
e: 6  
Manager

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