



**MAUROUX**  
GROUPE IMMOBILIER

☎ 04 68 20 25 15

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www.mauroux-immo.fr

324 087 €

Professionnel locaux



### Locaux Carcassonne

For Sale: New Office of 95m<sup>2</sup> with 4 Parking Spaces and Terrace. We are selling a magnificent 95m<sup>2</sup> office located in a new building which is part of a corporate social responsibility (CSR) approach respecting the latest standards. This office has many advantages: • Surface area: 95m<sup>2</sup>, perfectly arranged to accommodate your teams and your activities. • Parking: 4 parking spaces included for you and your visitors. • Terrace: A 6.88m<sup>2</sup> terrace, ideal for outdoor breaks or meetings. • Building: Built with modern materials (wood, carbon-free concrete) integrating into a corporate social responsibility (CSR) approach, respecting all the latest safety and comfort standards. • Office interior (raw interior finishes): included - Intercom with Visio - Exterior wood furnishings - Interior door for access to the common area - Separating partition in insulated acoustic placo (excluding sanding and painting) - Outdoor unit for air conditioning, sized for the surface area, without split, with empty technical duct for future installation - No false ceiling - Electric meter - Water meter with a water inlet and an outlet - Raw floor in concrete screed, without covering This office is ideally located, offering a pleasant and functional working environment. Take advantage of this unique opportunity to acquire a quality work space in a modern and eco-responsible building. You can purchase a larger or smaller surface on request. For more information, please feel free to contact us. Building under construction. Purchase off-plan (sale in future state of completion) for more information, contact us Non-contractual photo Price: €324,087 excluding tax

Document non contractuel  
18/10/2024 - Prix T.T.C



Mauroux Immobilier - 9 impasse Didier Daurat, 11300 Limoux

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RCS 413 069 188 - Code NAF 4110A - SIRET 413 069 188 000 55 - RCS Carcassonne

Document non contractuel - Barème des prix disponible sur notre site internet