

## OFFICE - La Rousse district

For sale Monaco

**Sole agent**

505 000 €

### BUY-TO-LET INVESTMENT

Nice little office on the ground floor of the Auteuil residence.

The premises have been completely renovated and rented for a period of 5 years.

Product type	Apartment	Building	Auteuil
Living area	9,50 m <sup>2</sup>	District	La Rousse - Saint Roman
Floor	rdc	Release date	17/04/2029
Annual costs	500 €		

**Independent office of 9.5 m2 with a large window - completely renovated.**

Possibility of domiciliation of a SARL type company to install two workstations (manager + 1 employee).

### Very attractive buy-to-let investment

The office is currently rented and occupied until April 2029, generating a monthly rental income of €1350, representing a rental yield of 3.2%.



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