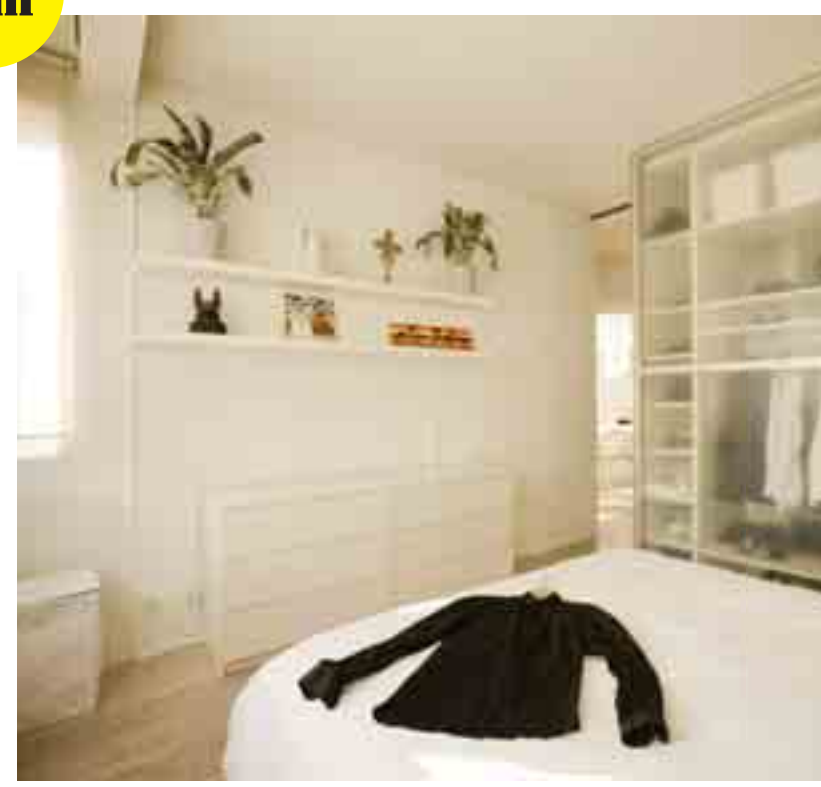80 m²