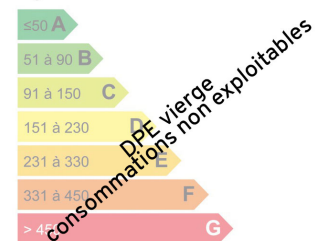


BUILDING - 10 PIÈCE(S) - 375 M²

2 900 000 €



Logement économe



Logement énergivore

Ref : 72-11138

Surface :	375 M²	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	NC
Style :		Exposition :	East, West
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Convactor
Etat :	Requires renovation	Eau chaude :	Individual
Pièce(s) :	10	Parking(s) :	NC
Chambre(s) :	0	Garage(s) :	NC
Bain/Douche :	NC	Cave :	NC
Toilette(s) :	NC	Taxe foncière :	NC

NICE CENTER / WILSON : Located in the heart of Nice, just a short walk from the tramway and old town, beautiful Art Deco 3 levels building offering a splendid unobstructed garden view from all floors.

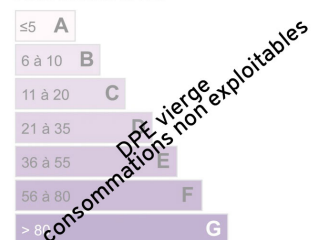
It houses a business on the ground floor, four studios on the first floor, four studios on the second floor and a three room apartment on the third floor.

An extension of one-and-a-half-floor is possible with a building permit already approved and cleared of all appeals, including a five-room duplex apartment of approximately 140sqm with a 12sqm front terrace and an 8sqm rear terrace.

Possibility of creating condominium regulations that would allow seasonal rentals.

Extremely rare in the area, ideal for rental profitability and property investment.

Faible émission de GES



Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Agency fees included.

**PRESTATIONS :** Internet, Optical fiber, Intercom