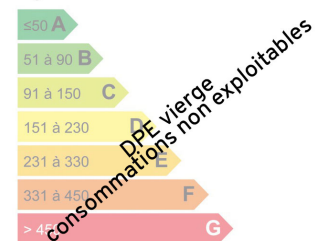


BUILDING - 10 PIÈCE(S) - 375 M²

3 360 000 €



Logement économe



Logement énergivore

Surface :	375 M ²
Terrain :	NC
Style :	
Niveaux :	
Mitoyenneté :	Non
Etat :	Requires renovation
Pièce(s) :	10
Chambre(s) :	0
Bain/Douche :	NC
Toilette(s) :	NC

Surface séjour :	NC
Terrasse(s) :	NC
Exposition :	East, West
Vue :	Unobstructed
Chauffage :	Convactor
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	NC

NICE - 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.

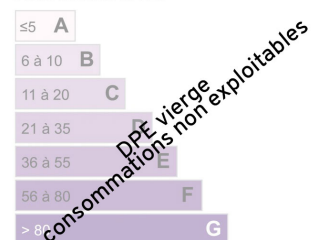
To the existing building, an extension of one-and-a-half-floor is possible with a building permit already approved and cleared of all appeals, including a five-room duplex apartment of approximately 140 sqm with a 12 sqm front terrace and an 8 sqm rear terrace.

Possibility of creating condominium regulations that would allow seasonal rentals.

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

Agency fees included.

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

PRESTATIONS : Internet, Optical fiber, Intercom