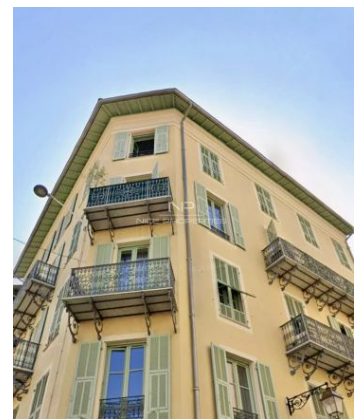


BUILDING - 28 PIÈCE(S) - 663 M²

4 500 000 €



Surface :	663 M ²	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	NC
Style :	NIÇOIS	Exposition :	NC
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Convector
Etat :	Requires updating	Eau chaude :	Individual
Pièce(s) :	28	Parking(s) :	NC
Chambre(s) :	0	Garage(s) :	NC
Bain/Douche :	NC	Cave :	NC
Toilette(s) :	NC	Taxe foncière :	10 489,00 €

Logement économe

≤50 **A**

Faible émission de GES

≤5 **A**

6 à 10 **B**

11 à 20 **C**

21 à 35 **D**

36 à 55 **E**

56 à 80 **F**

> 80 **G**

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NICE/ QUARTIER GARIBALDI: Exceptional location, in the heart of a dynamic district, close to the tramway, beaches and 2 steps from local shops, Niçois building R+4 and basement in good condition with elevator. It comprises 3 commercial premises on the ground floor and 8 apartments including 4x 4-room apartments and 4x 3-room apartments (2 of which are rented with a residential lease, one rented with a commercial lease and one empty) distributed over the upper levels. Some have one or more balconies. The apartments are either in need of renovation or in used condition.

The basement includes 8 cellars. File on request.

Asset opportunity.

Fees included at seller's expense.

PRESTATIONS : Lift, Intercom, Double glazing