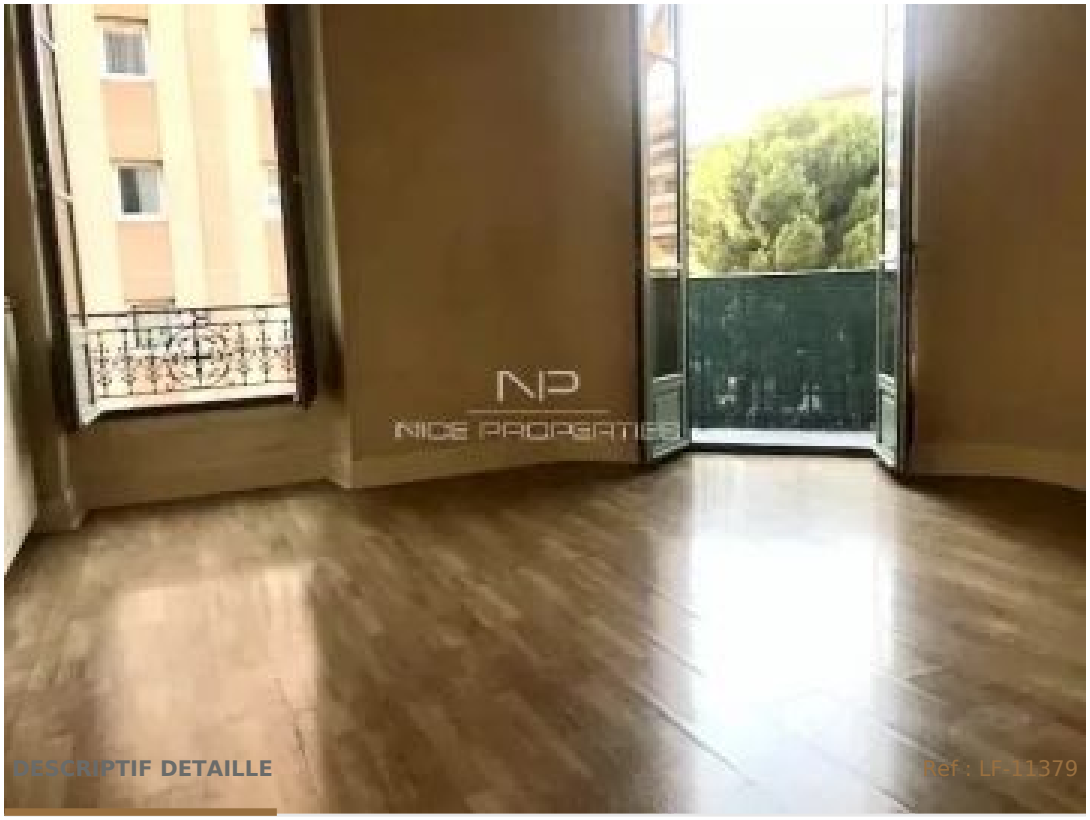
Agence NP Promenade

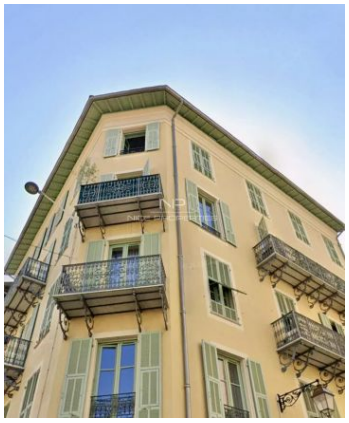
2, rue Halévy - Le Ruhl
06000 Nice
Tél : +33 (0)4 92 07 09 50
Email : info@nice-properties.fr

# BUILDING - 28 PIÈCE(S) - 663 M²

4 500 000 €

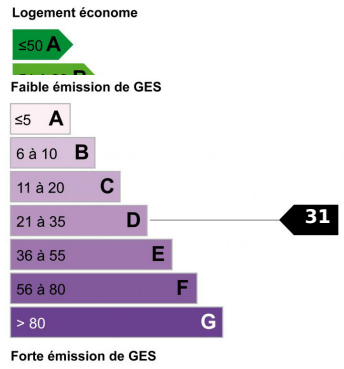






| | | | |
|---|---|---|---|
| **Surface :** | 663 M² | **Surface séjour :** | NC |
| **Terrain :** | NC | **Terrasse(s) :** | NC |
| **Style :** | NIÇOIS | **Exposition :** | NC |
| **Niveaux :** | | **Vue :** | Unobstructed |
| **Mitoyenneté :** | Non | **Chauffage :** | Convector |
| **Etat :** | Requires 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 € |




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