

BUILDING - 28 PIÈCE(S) - 663 M<sup>2</sup>

4 500 000 €



## DESCRIPTIF DÉTAILLE

Surface :	663 M <sup>2</sup>
Terrain :	AP
Style :	NIÇOIS
Niveaux :	
Moyenneté :	Non
Etat :	Requires updating
Pièce(s) :	28
Chambre(s) :	0
Bain/Douche :	NC
Toilette(s) :	NC

Surface séjour :	NC
Terrasse(s) :	NC
Exposition :	NC
Vue :	City
Chauffage :	Convector
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	NC

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 N°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.

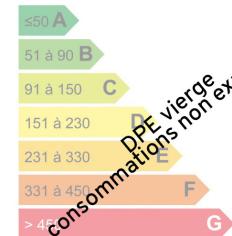
The basement includes 8 cellars. File on request.

Asset opportunity.

Fees included at seller's expense.

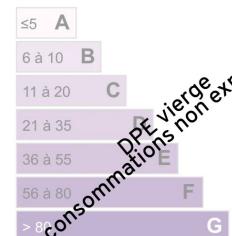
**PRESTATIONS :** Lift, Intercom

Logement économique



Logement énergivore

Faible émission de GES



Forte émission de GES