

BUILDING - 28 PIÈCE(S) - 663 M²

4 500 000 €



# DESCRIPTIF DETAILLE

Ref : LF-11379

Surface :	663 M²
Terrain :	NC
Style :	NICOIS
Niveaux :	
Moyenneté :	Non
Etat :	Beau / updating
Pièce(s) :	28
Chambre(s) :	0
Bain/Douche :	NC
Toilette(s) :	NC

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

NICE / QUARTIER GARIBOLDI: Exceptional location, in the heart of a dynamic district, close to the tramway, beaches and 2 stops from local shops, Nicos 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.

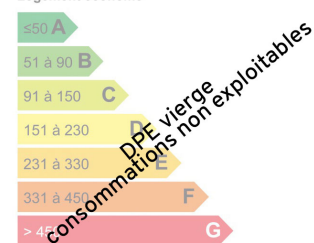
The basement includes 8 cellars. File on request.

Asset opportunity.

Fees included at seller's expense.

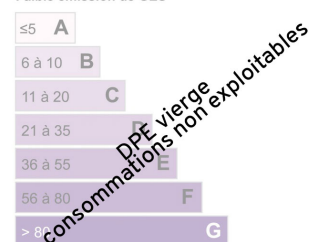
**PRESTATIONS :** Lift, Intercom

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES