

1st floor 134m apartment 5 rooms used as offices. Lease until 12/2027. Rent 36 000



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	134 m2
Plot Size:	0 m2

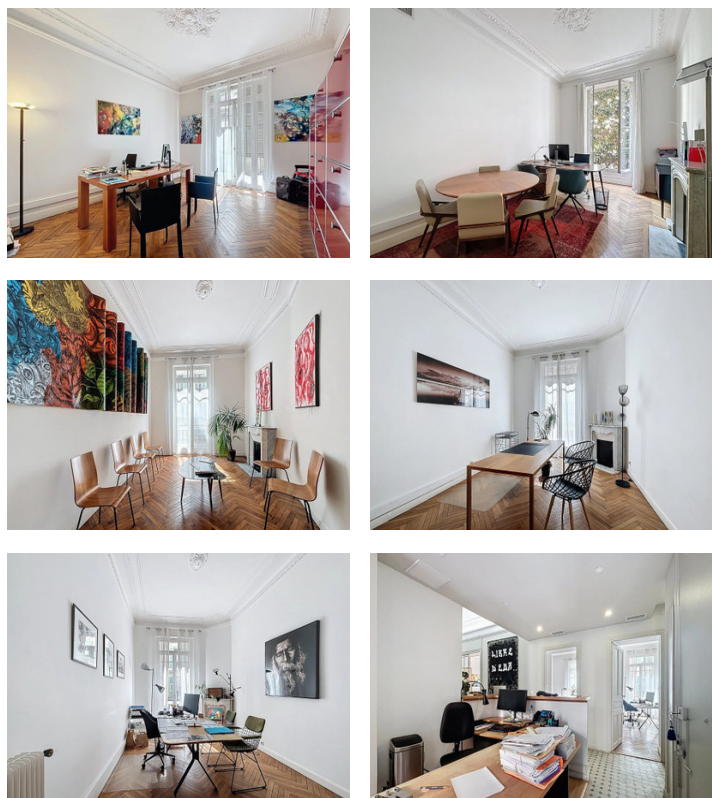
IN BRIEF

Ideally located in the heart of the Wilson district, the apartment benefits from close proximity to shops, amenities, the tram, and buses.

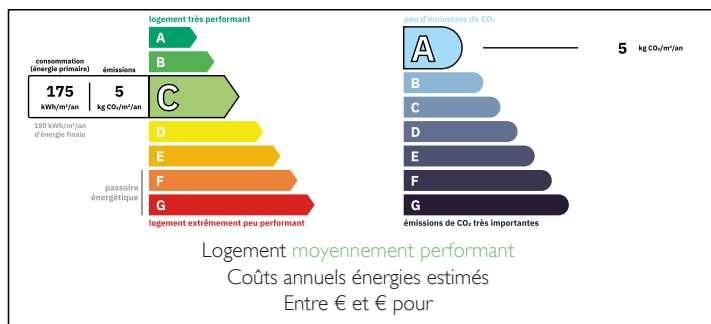
A commercial lease is in place for a rent of 36,000 euros (including tax) per year, with a lease expiring on December 2027.

The offices can be vacated before the closing date. In a perfectly maintained, characterful building dating from 1912, with a renovated façade and superb common areas, discover this 134 m² dual-aspect apartment located on the 1st floor with elevator.

PROPERTY FOR PROFESSIONAL USE OR RESIDENTIAL USE

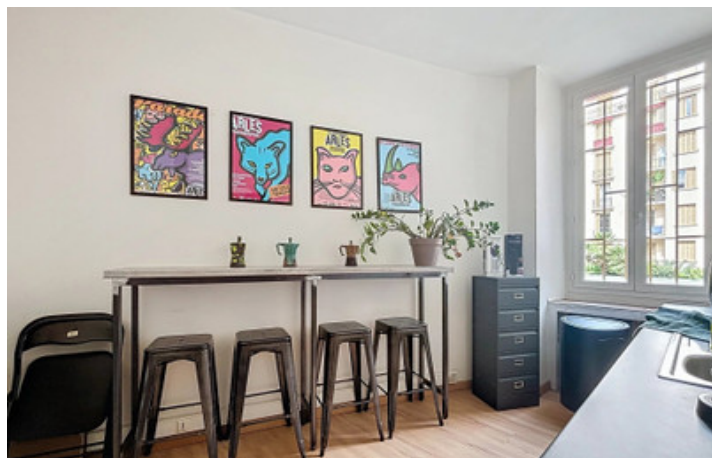


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Currently converted into offices, it boasts generous volumes, herringbone parquet flooring, a dual southeast/northwest exposure, and a ducted air conditioning system.

The layout includes a spacious reception room, a kitchen area, 5 rooms offering various layout options, and a separate toilet. A large cellar of approximately 10 m² completes this characterful property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES