LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42144ATB06 Price: 1 910 000 EUR

agency fees to be paid by the seller

NICE CENTRE. Suitable for use as a professional/medical practice or convertible into apartments. 3 parkings.





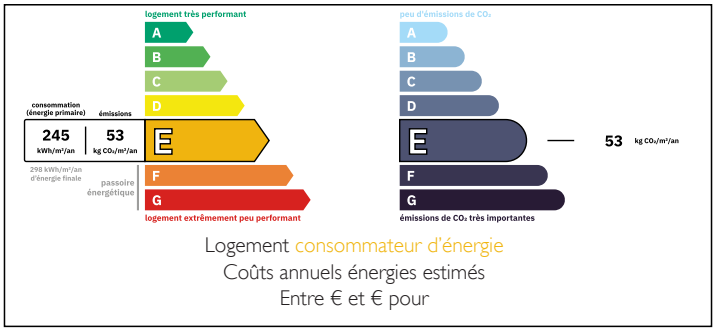
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	272 m2
Plot Size:	0 m2

IN BRIEF

In the heart of Nice, on one of the busiest thoroughfares, we offer you the opportunity to acquire the walls of a beautiful commercial space totaling 276m² over two levels (including 200m² on the ground floor with disabled access), a 60m² cellar and three private parking spaces.

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.

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DESCRIPTION

These premises were for medical activities, are designated as residential; and although well suited to a professional activity such as a law firm, insurance firm, notary office or medical center; it also offers the possibility of being converted into one or more apartments for a property development operation but also an opportunity for experienced investors.

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

NOTES