COLDWELL BANKER
EUROPA REALTY

Nice 642 m²



SALE PRICE : 5 750 000 €

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DESCRIPTION

In the heart of Nice, this rare property offers 788.7 m² of through office space, complemented by a private 341 m² front garden. Its architecture and natural light make it an exceptional workplace.

Facing east-west, the building benefits from natural light throughout the day:
• In the morning, the front offices facing east enjoy soft and stimulating light.
• In the afternoon, the meeting and training rooms on the west side are bathed in warm light, conducive to concentration and exchange.

Optimised circulation and several independent access points facilitate the organisation of activities. A separate entrance at the front provides direct access to the mezzanine, ideal for hosting a training centre, meetings or assemblies without disturbing the ground-floor offices. Three other entrances, including a prestigious entrance on the avenue, complete the layout, combining visibility and discretion.

The enclosed garden, accessible through two gates, is a real asset, offering a bright and peaceful outdoor space, suitable both for relaxation and for professional transitions.

This property is suitable for numerous prestigious activities:

• Law firms, notarial studies, insurance companies, property management firms, diplomatic institutions;
• Specialised schools, professional training centres or organisations wishing to benefit from spaces adapted to their requirements.

Service charges: €1,875 per month

Property tax: €15,901

Fees incl. VAT payable by the seller: 6%

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

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FEATURES

Property type:	Type de bien	Area:	642.1 m²	Property tax:	€14.00
Number of rooms:	19 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

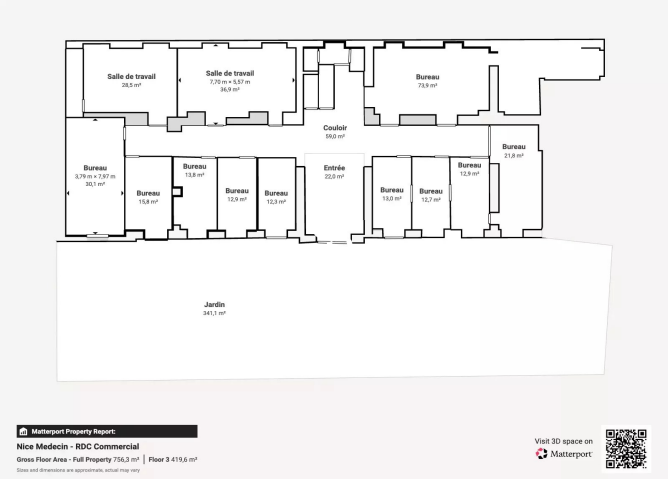
Energy performance diagnosis (EPD): C 181

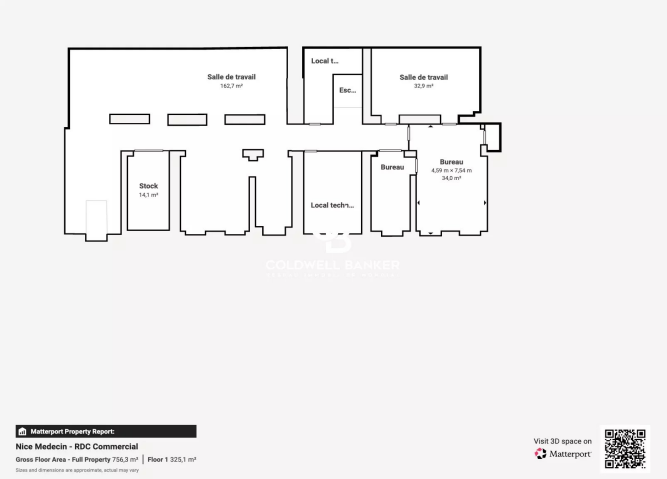
Greenhouse gas emissions (GHG) index: A 5

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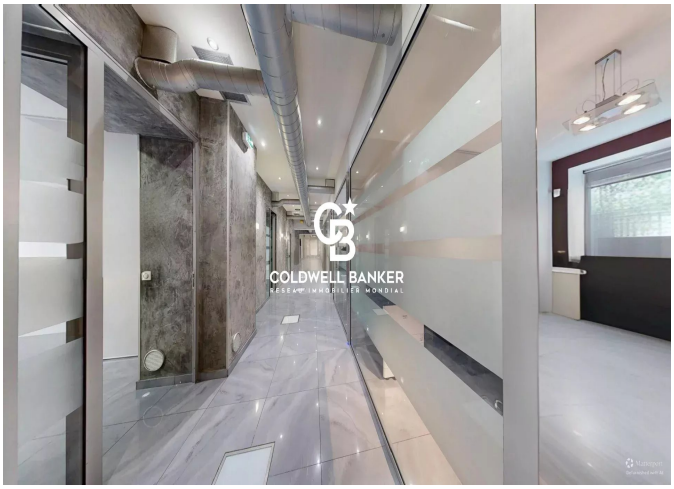
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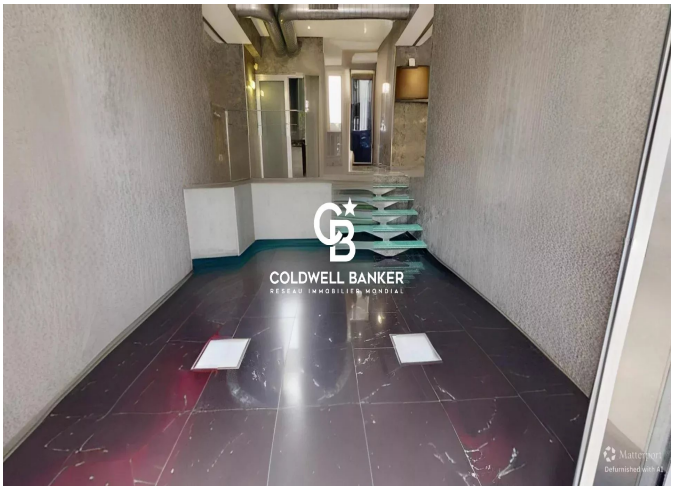
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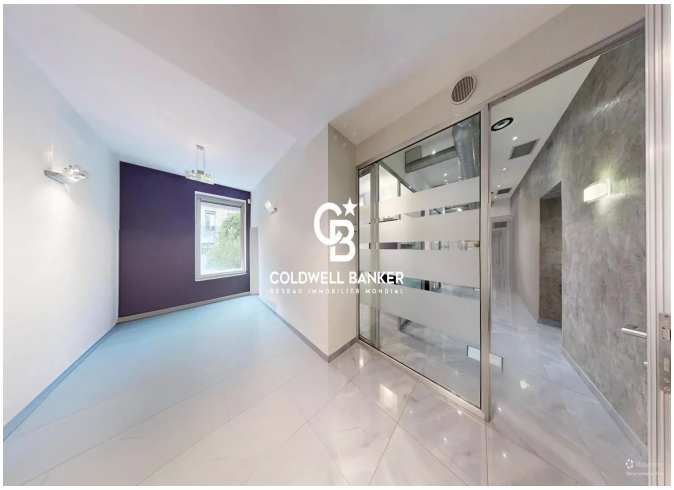












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