

Eleven-bedroom apartment in Carre d'Or €2,258,000

Carre d'Or · 11 bedrooms · 270 m² in size



Description

In the heart of the prestigious Carré d'Or in Nice, just steps away from the famous Promenade des Anglais on rue du Congrès, lies a spacious property spanning 270.55 square meters. Currently configured as a medical office, this first-floor space is part of a stunning bourgeois building with a recently renovated facade. The property is in excellent condition and consists of 11 offices, several reception areas, a large waiting room, a kitchen/lounge area, and multiple restrooms. Fully air-conditioned and in very good general condition, it is perfectly suited for a professional practice.

Additionally, it holds great potential for conversion into a luxurious apartment, subject to necessary approvals. A cellar is also included, adding to the property's appeal. This rare find, with its sought-after address, offers numerous possibilities for layout and is ideal for professional use or a high-end residential project.

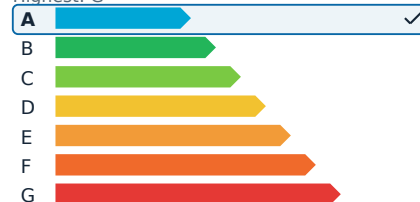
Key details

Surface area	270 m ²
Bedrooms	11
Floor	1st
Lift	Yes
Outside space	No
Monthly charges	€407 /mo

DPE (Energy)

A

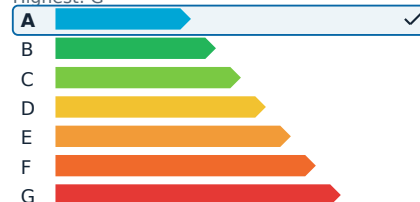
Lowest: A
Highest: G



GES (Emissions)

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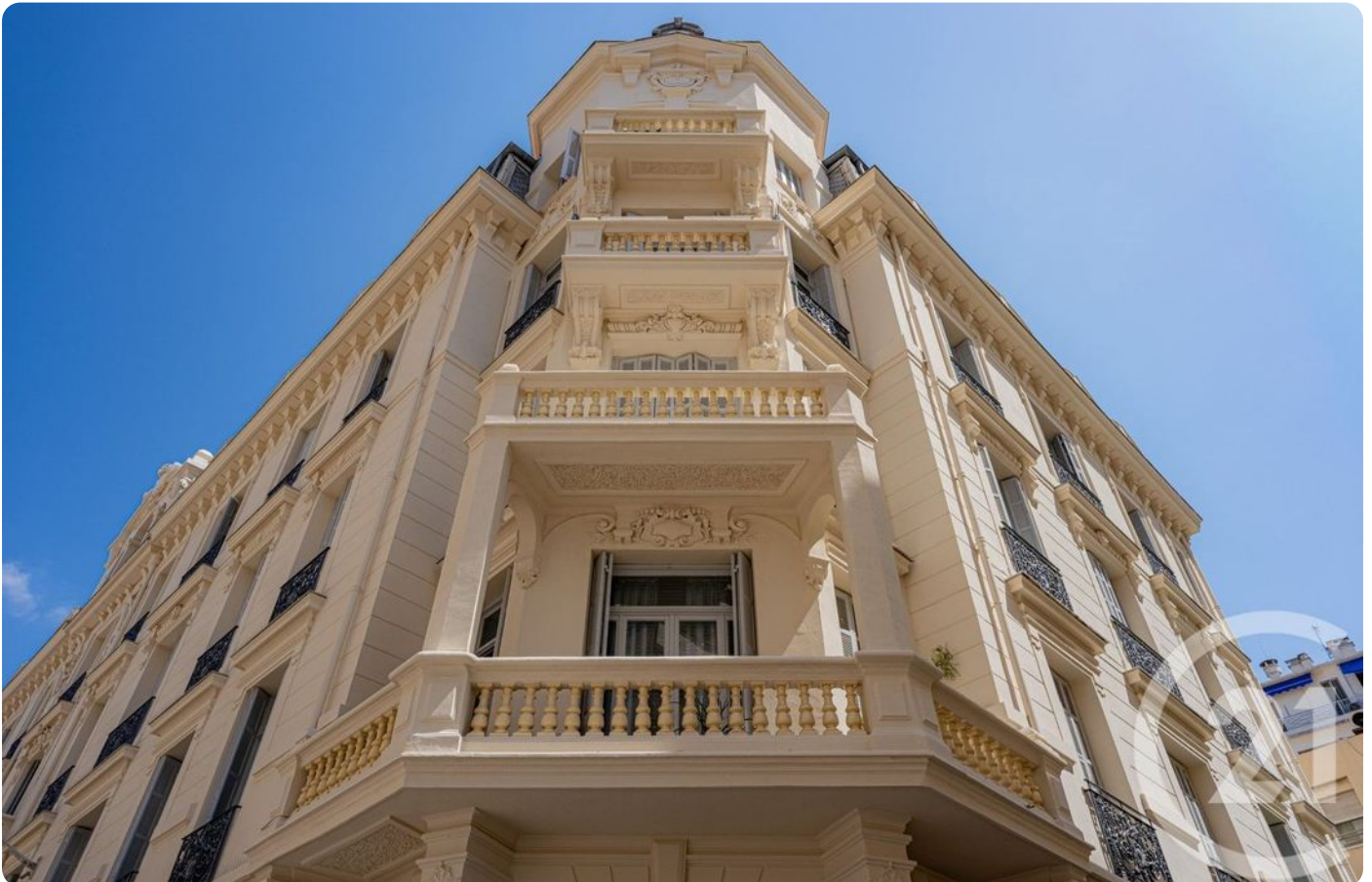
Lowest: A
Highest: G



Estimated annual energy expenses for standard usage range between €1,470 and €1,988, indexed to the years 2021, 2022, and 2023, including subscriptions.

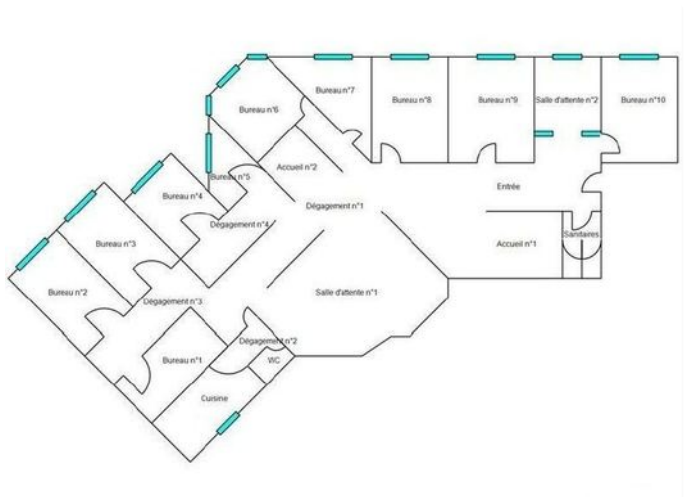
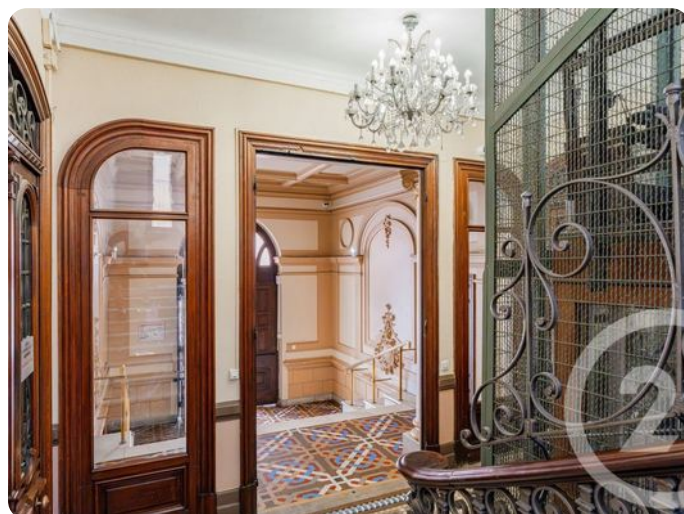
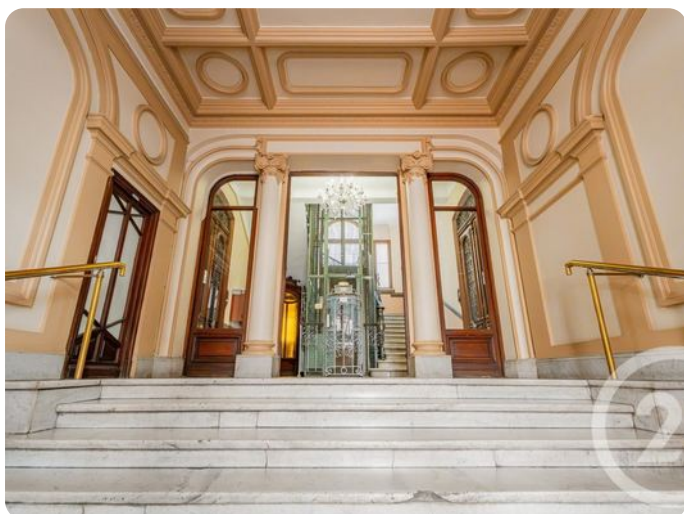
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