

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, just a short stroll from the famous Promenade des Anglais on Rue du Congrès, this expansive 270.55 m² apartment awaits. Currently configured as a medical office, it resides on the first floor of a stunning bourgeois building with a recently renovated façade. The property is in excellent condition and comprises 11 offices, multiple reception areas, a large waiting room, a kitchen/rest area, and several sanitation facilities. Fully air-conditioned and in very good general condition, it is perfectly suited for a professional practice. Additionally, it offers significant potential for conversion into a spacious luxury apartment, subject to the necessary approvals. A cellar is included with the property, enhancing its appeal. This rare offering, located in a highly sought-after area, presents numerous possibilities for either professional use or the creation of a prestigious residence.

The estimated annual energy expenses for standard use range from €1,470 to €1,988, including subscriptions, based on data from 2021 to 2023.

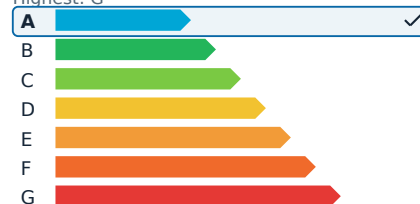
Key details

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

DPE (Energy)

A

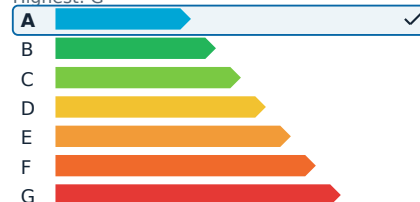
Lowest: A
Highest: G



GES (Emissions)

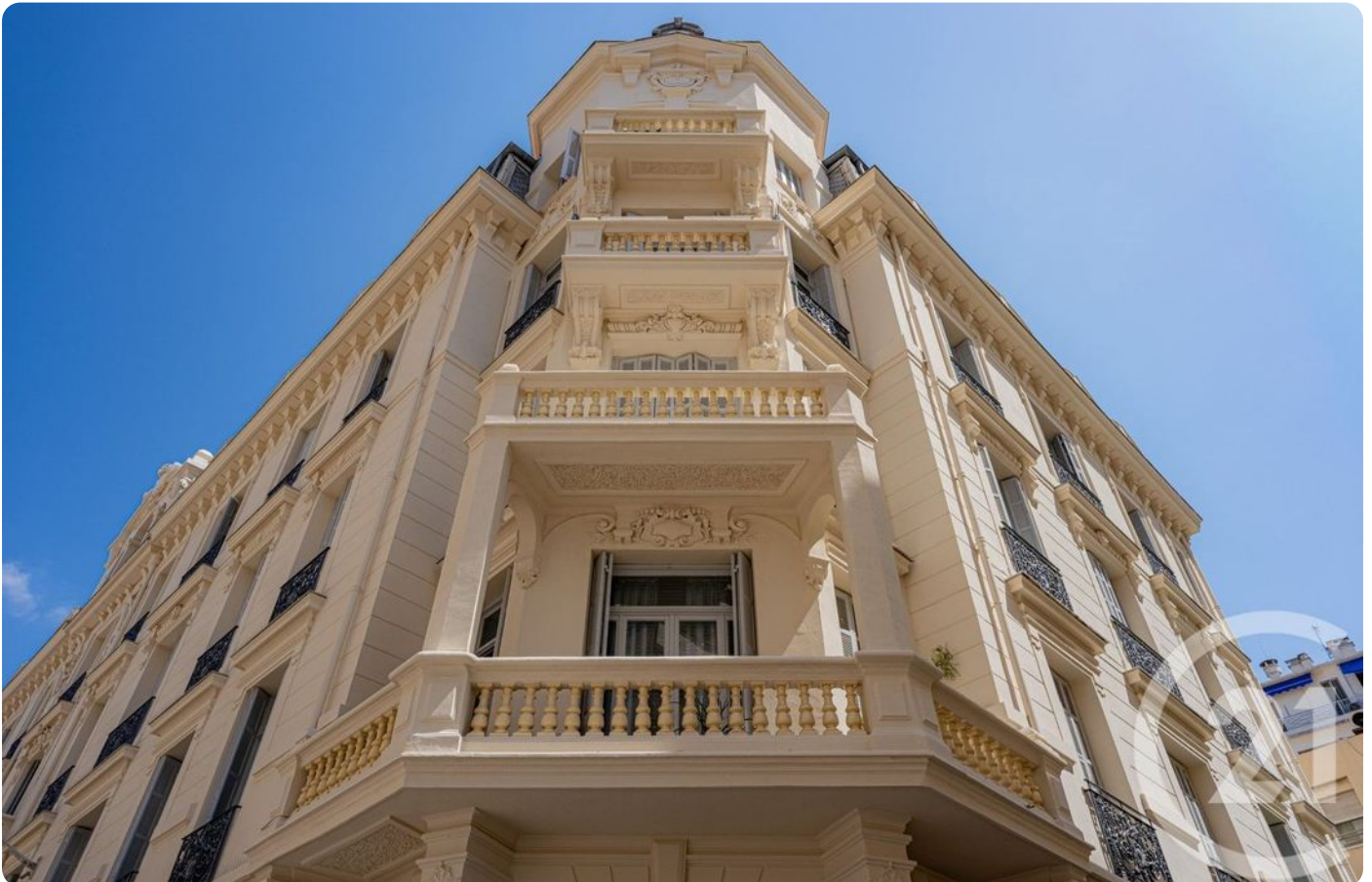
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Lowest: A
Highest: G



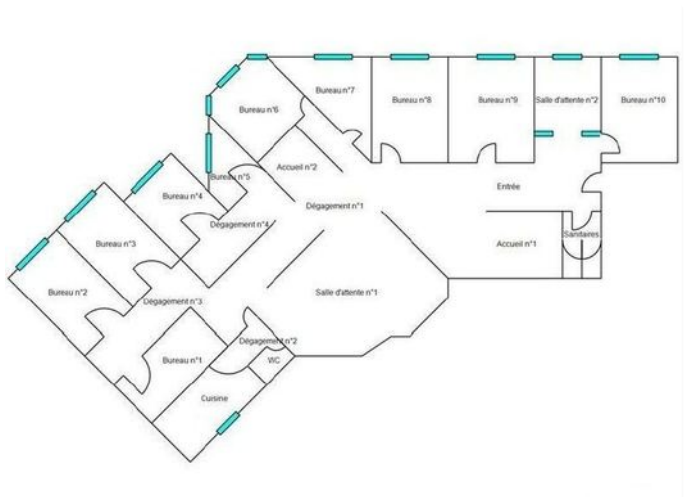
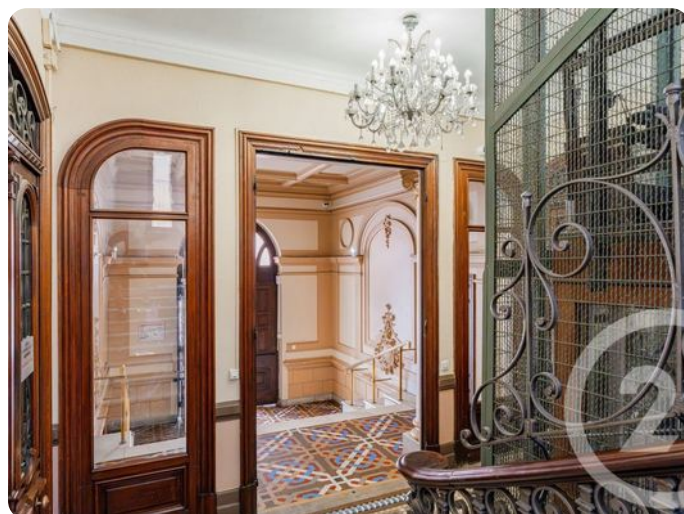
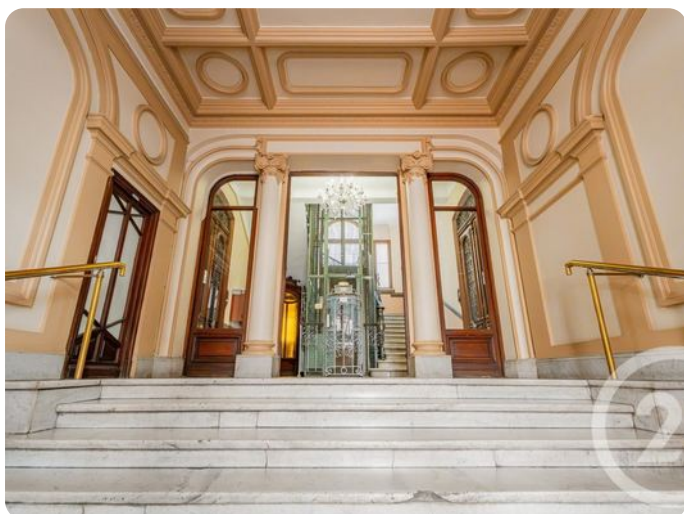
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