Two-bedroom apartment in Carre d'Argent

€455,000

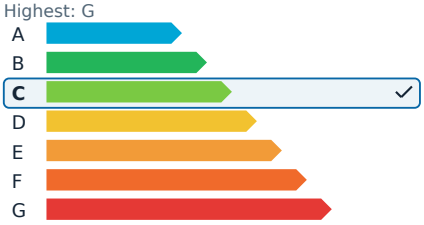
Carre d'Argent · 2 bedrooms · 65 m² in size

Key details

Surface area	**65 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€140 /mo**

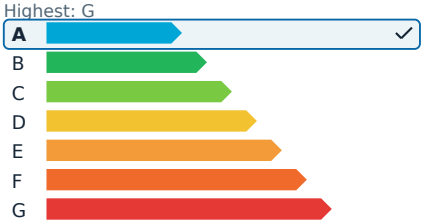
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or on Avenue De Verdun, this property offers a prime location surrounded by luxury hotels, boutiques, and a variety of dining options. The building, equipped with an elevator, houses this 65 m² space, currently set up as a dental practice. The layout is ideal for a liberal profession, featuring a reception area, waiting room, two treatment rooms, a kitchen/laboratory, and a WC. The property is air-conditioned and provides a quiet environment with a flexible layout that can be adapted to suit different professional needs.

The property allows for professional plaques to be displayed on the ground floor and in common areas, enhancing visibility. Additionally, a convenient drop-off parking space in front of the building offers easy access for clients or patients—a significant advantage in this sought-after area.

There is also the option to purchase a second unit in the same building. This additional 85 m² space is available for €595,000. Both properties can be purchased individually or together. If combined, they create a substantial 150 m² space, perfect for a large practice, office, or spacious apartment, while maintaining the benefit of two separate entrances for versatile use.

This is a rare opportunity to establish a professional presence in one of Nice's most coveted locations, ideal for those seeking a prestigious address in the heart of the Carré d'Or.

The property is part of a co-ownership with XX main lots. The annual management charges amount to €1,680. There are no ongoing legal proceedings. Agency fees are the responsibility of the seller.

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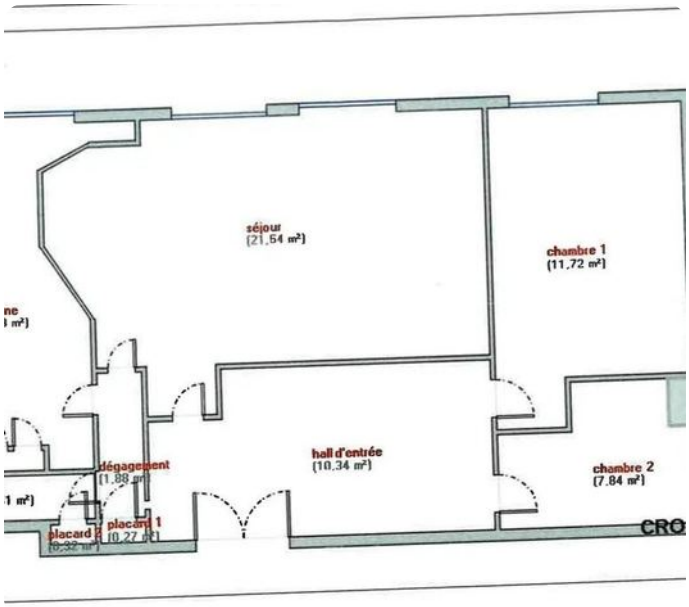
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