

Five-bedroom apartment in Carre d'Argent €1,575,000

Carre d'Argent · 5 bedrooms · 202 m² in size



Description

This spacious commercial property, spanning 202.56 m², is positioned on the renowned Avenue Jean Médecin in the heart of Nice. Known for its high foot traffic and vibrant atmosphere, this location offers immense potential for various professional or commercial endeavors. Currently operating as a dental practice, the property can be acquired either with or without the existing business, allowing for flexibility in its future use. Whether you're considering a medical, paramedical, liberal, or commercial project, this space provides a versatile canvas, subject to necessary administrative and co-ownership approvals.

The interior layout is thoughtfully designed, featuring a reception area, waiting room, multiple offices, a surgery block, laboratory, sterilization area, offices, and technical rooms, making it highly functional for professional use. Key features include a prime location on Avenue Jean Médecin, over 200 m² of usable space, bright and airy rooms with cross-ventilation, air conditioning via a heat pump, double glazing, and a building with character. The property boasts excellent energy efficiency with a rating of B, and inspections have confirmed the absence of asbestos and termite infestations.

This offering presents a unique opportunity for healthcare professionals, investors, or businesses looking to establish a presence in one of Nice's most strategic city center locations.

The property is noted for its very good energy efficiency rating of DPE B.

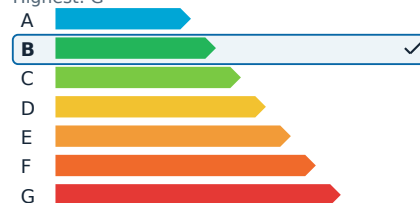
Key details

Surface area	202 m²
Bedrooms	5
Floor	4th
Lift	Yes
Outside space	No

DPE (Energy)

B

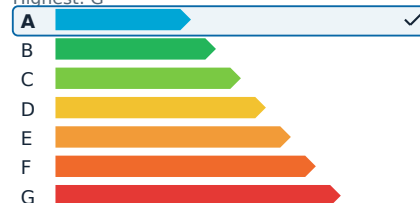
Lowest: A
Highest: G



GES (Emissions)

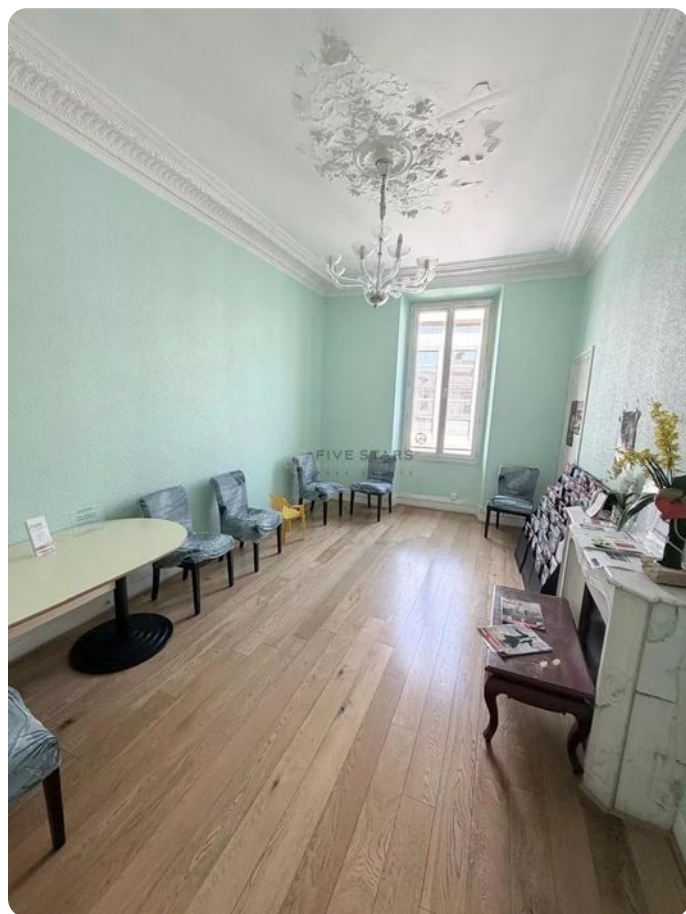
A

Lowest: A
Highest: G



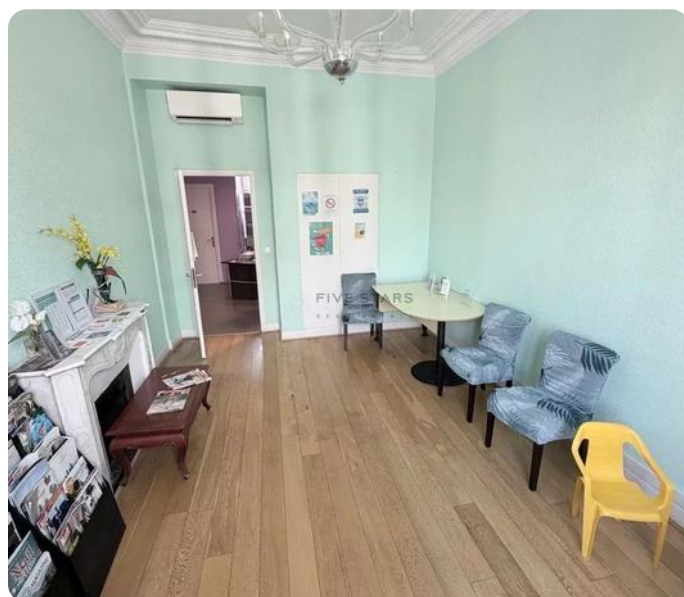
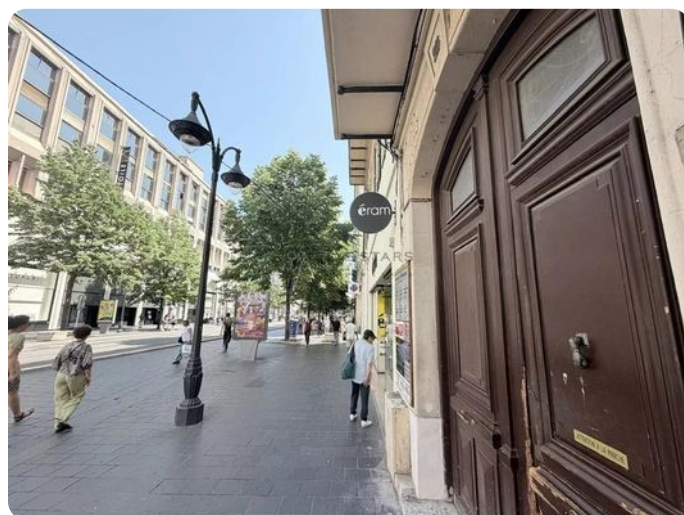
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