2 rooms in Carre d'Argent

€270,000

Carre d'Argent · 2 rooms · 42 m² in size

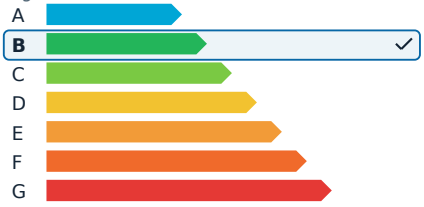


Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**1st**
Annual charges	**€1,120 /yr**

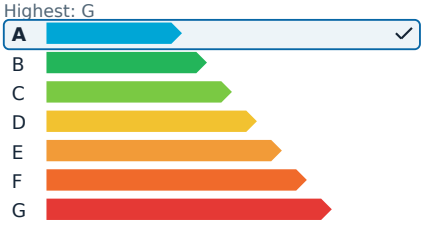
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice, on Rue Gioffredo in the highly sought-after Wilson district, this 42.36 m² property presents a rare opportunity in the market. Currently functioning as a medical office, it boasts an exceptional location in the ultra city center, with immediate access to shops, public transport, restaurants, and all amenities.

The apartment currently consists of several consultation spaces and does not include a bathroom. It is perfectly suited for a professional seeking to establish a practice in a desirable area with high visibility. Additionally, it offers significant potential to be transformed into a charming one-bedroom apartment. A layout project is available in photos to help potential buyers envision the possibilities.

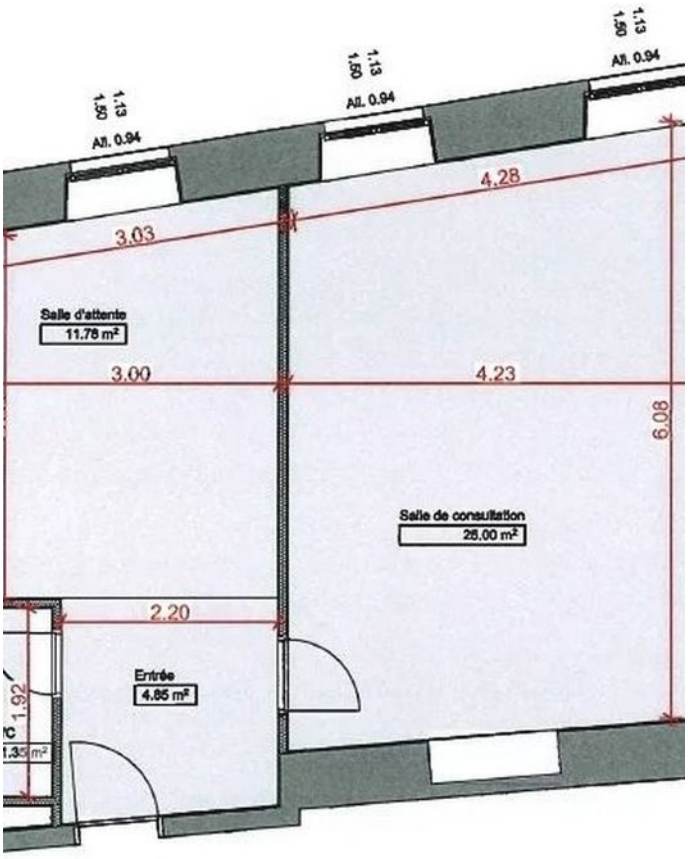
Estimates for renovation work are also available, making this a rare property ideal for combining a premium location with strong potential for value enhancement.

Monthly co-ownership charges are €92, which cover the maintenance of common areas and the elevator. The property tax amounts to €770. The property is part of a co-ownership with 14 main lots. Agency fees are paid by the seller.

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