3 rooms in Carre d'Argent

€595,000

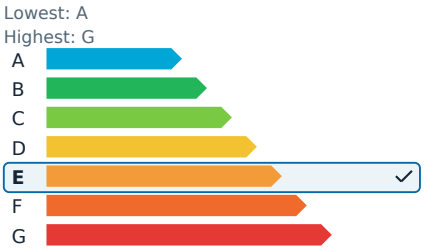
Carre d'Argent · 3 rooms · 84 m² in size



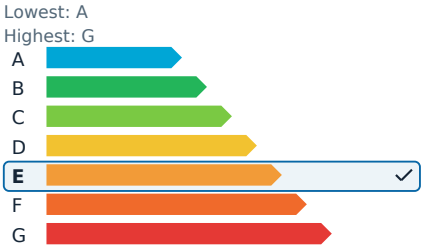
Key details

Surface area	**84 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€2,040 /yr**

DPE (Energy) **E**



GES (Emissions) **E**



Description

In the heart of Nice's prestigious Carré d'Or, this exceptional property on Avenue De Verdun offers a unique opportunity for those seeking a prime location. Surrounded by luxury hotels, high-end boutiques, and an array of dining options, the building itself is a testament to elegance, complete with an elevator for convenience.

The 85 m² space, currently set up as an office, is perfect for a liberal profession. It features a welcoming entrance hall, a kitchen, two rooms, a bathroom, and a separate WC. The layout is flexible and can be adapted to suit various professional needs, ensuring a tranquil environment for your practice. Professional plaques can be displayed both at the ground floor and in communal areas, enhancing visibility for your business.

The property includes a "stop-and-go" parking area within the building, allowing clients or patients to be dropped off directly at the entrance—an invaluable convenience in this sought-after area.

Additionally, there is an opportunity to acquire a second unit within the same building. This 65 m² space is available for purchase separately or together with the first property, priced at €455,000. Combining both units could create a spacious 150 m² area, ideal for a large office, practice, or expansive apartment, with the advantage of maintaining two separate entrances for versatile use.

This rare opportunity in one of Nice's most desirable locations is perfect for establishing a professional activity in a prestigious setting, amidst the luxury and iconic brands of Carré d'Or.

This property is part of a co-ownership with XX main lots. The annual common charges amount to €2,040. There are no ongoing legal proceedings. Agency fees are covered by the seller.

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