

[Click to view MFH-PROKHR2669](#)

## Luxury Apartment for sale in Nice

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €3,490,000

inc. of agency fees

4 Beds      4 Baths      162 sqm

Sole agent Rare opportunity.  
Waterfront apartment offering  
seafront living to the sound of the  
waves. This lateral apartment...

### At a Glance

|                  |                |                |      |                  |            |
|------------------|----------------|----------------|------|------------------|------------|
| <b>Reference</b> | MFH-PROKHR2669 | <b>Near to</b> | Nice | <b>Price</b>     | €3,490,000 |
| <b>Bed</b>       | 4              | <b>Bath</b>    | 4    | <b>Hab.Space</b> | 162 sqm    |
|                  |                | <b>Pool</b>    | No   | <b>Land Tax</b>  | N/A        |

### Property Description

Sole agent Rare opportunity. Waterfront apartment offering seafront living to the sound of the waves. This lateral apartment occupies the entire floor in one of the finest addresses in Nice on the next to top floor of a Belle Epoque waterfront residence dating from 1915 on quai des Etats-Unis, just across the one-way road to the beach from the residence.

Close to the Opera de Nice and in short walking distance to Cours Saleya and the historic center of Nice, the

port, chateau and the boutiques are just a short walk across place Massena.

This sumptuous apartment offers a double exposition with a seafront balcony with panoramic views of the bay of Nice, beaches and chateau, with a second view over the historic center of Nice and rooftops of old Nice and the mountains.

The apartment is a spacious 162sqm living space, comprised of a living and dining room with balcony, open-plan kitchen with bar, 4 bedrooms all with ensuite bathrooms, a study. Underfloor heating and air conditioned throughout, three gas fireplaces and four air conditioning zones. An exceptional property.

## Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 4          |
| Bathrooms      | 4          |
| Price          | €3,490,000 |

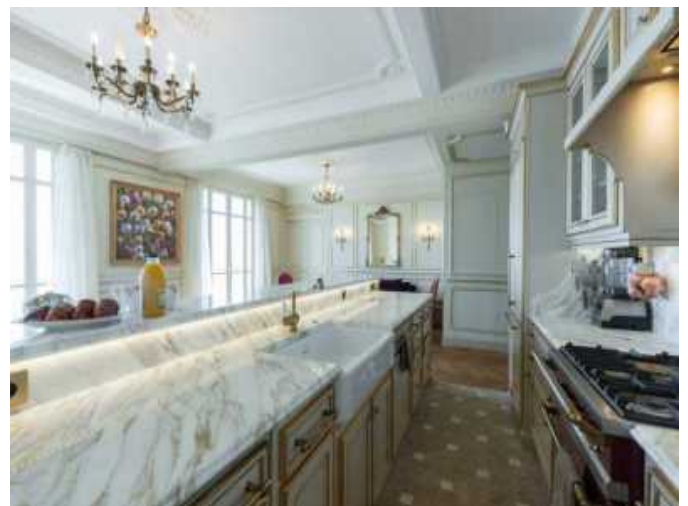
## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1915    |
| Internal Area: | 162 sqm |

## Location: Provence-Alpes-Cote-d'Azur



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates