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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
occupies the entire floor in one of the
finest addresses in Nice on the next...

At a Glance

Reference MFH-PROKHR2669

Bed 4

Near to Nice

Bath 4

Pool No

Price €3,490,000

Hab.Space 162 sqm

Land Tax 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



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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.

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C. BAUER – Sunday Times

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