

[Click to view MFH-PROHWNC7863966](#)

## Exceptional Waterfront Apartment With Panoramic View - Promenade Des Anglais,...

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



# €3,490,000

inc. of agency fees

4 Beds

165 sqm

Located in one of Nice's most sought-after addresses, this exceptional apartment, occupying the entire floor of a Belle Époque residence dating from 1915, offers a unique living environment with breathtaking...

### At a Glance

**Reference** MFH-  
PROHWNC7863966

**Bed** 4

**Near to** Nice

**Pool** No

**Price** €3,490,000

**Hab.Space** 165 sqm

**Land Tax** N/A

### Property Description

Located in one of Nice's most sought-after addresses, this exceptional apartment, occupying the entire floor of a Belle Époque residence dating from 1915, offers a unique living environment with breathtaking

panoramic views. On the penultimate floor of the building, directly on the Quai des États-Unis, this walk-through apartment enjoys double exposure and privileged access to the sea.

Ideally located, just a few steps from the Nice Opera, Cours Saleya and the city's historic center, you'll be close to all the city's landmarks while enjoying a peaceful, privileged setting.

The apartment spans 162 m<sup>2</sup> of living space and comprises a vast living room and dining room opening onto a seafront balcony, offering a breathtaking view of the Bay of Nice, the beaches and the château. To the rear, a second view reveals the charm of old Nice, its typical rooftops and the surrounding mountains.

It also features an open-plan kitchen with bar, four spacious bedrooms, all with en suite bathrooms, and an office. Quality features include underfloor heating, air conditioning in every room, three decorative fireplaces and a four-zone air-conditioning system.

A rare and exceptional property, combining charm, luxury and a privileged location.

## Summary

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

## Key Information

Internal Area: 165 sqm  
Property Features:

- Home automation

## 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