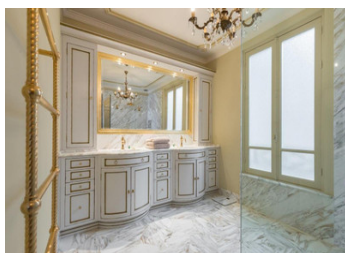
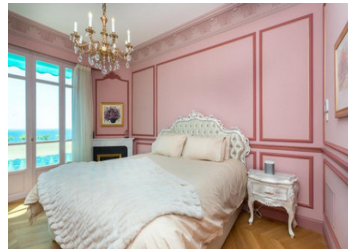


Waterfront Belle Epoque apartment - Appartement pieds dans l'eau - Nice Promenade des Anglais



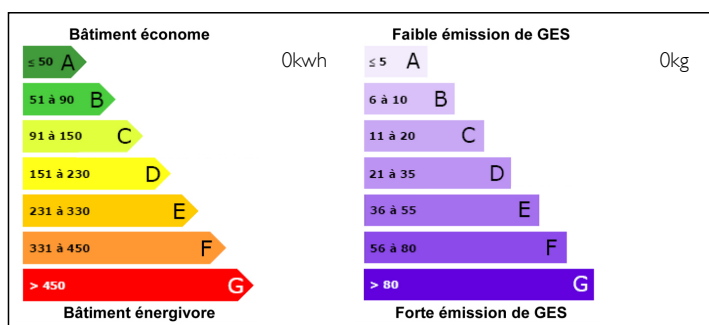
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	165 m2
Outside Space:	5 m2

IN BRIEF

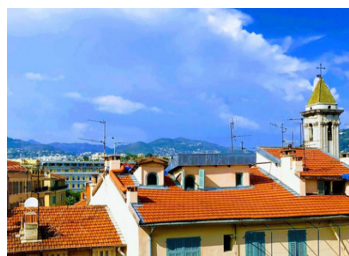
Waterfront apartment offering seafront living to the sound of the waves. This lateral apartment occupies the entire floor in one of the finest addresses in Nice on the next to top floor of a Belle Epoque waterfront residence dating from 1915 on quai des Etats-Unis, just across the one-way road to the beach from the residence. Close to the Opera de Nice and in short walking distance to Cours Saleya and the historic center of Nice. This sumptuous apartment offers a double exposition with a seafront balcony with panoramic views of the bay of Nice. 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 decorative fireplaces and four air conditioning zones. An exceptional property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES

DESCRIPTION

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.

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An exceptional property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>