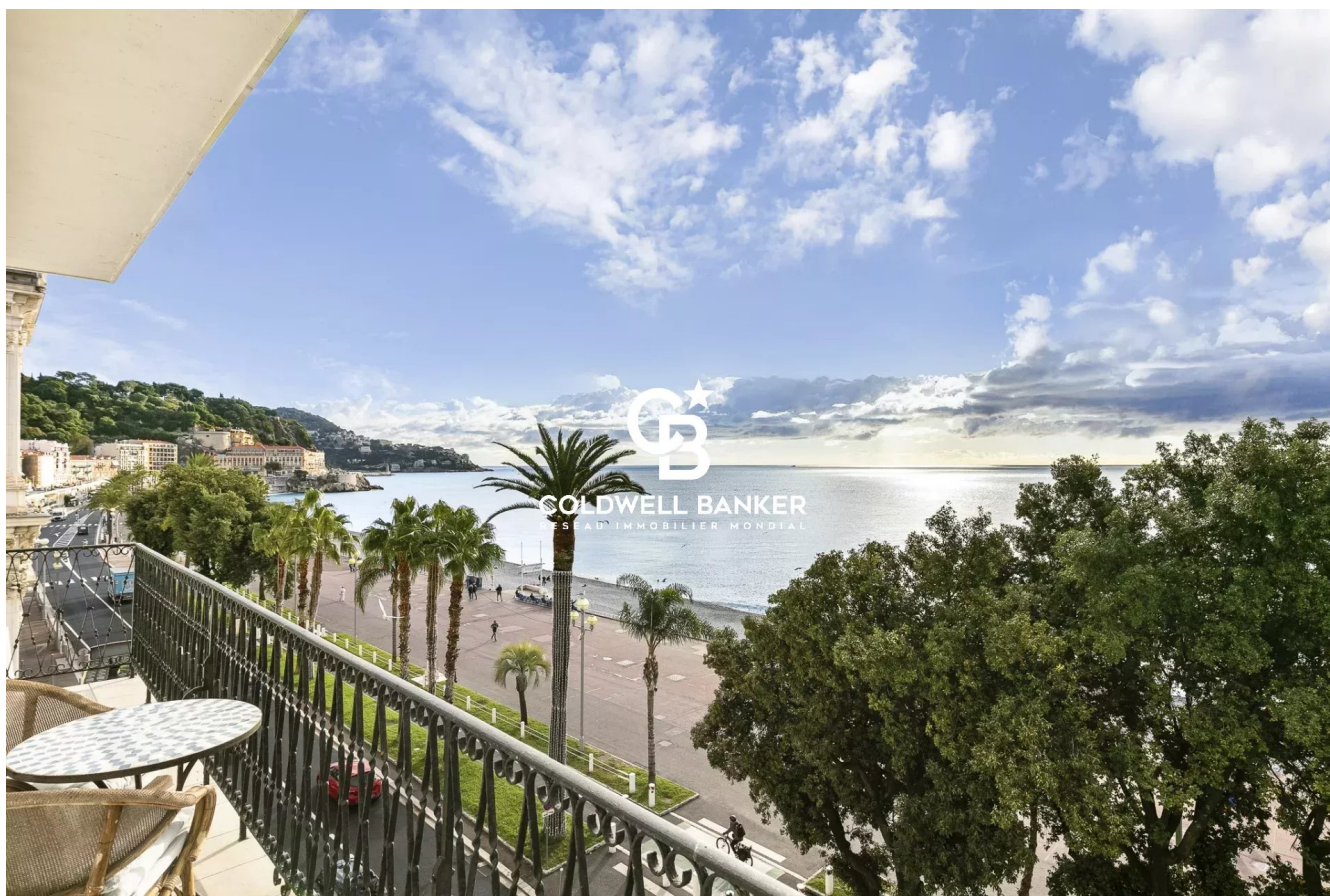


Appartement Nice 192 m²



PRIX DE VENTE : 3 000 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

NICE / QUAI DES ÉTATS-UNIS: Exclusive Listing!

Facing the sea, in the heart of a prestigious and iconic address, this magnificent 192 sqm six-room apartment, set on a high floor and dual-aspect, embodies elegance and rarity. It boasts a south-facing balcony overlooking the Promenade des Anglais and the beach, offering exceptional sea views from all six front-facing windows.

Built in 1847, the building features beautifully maintained common areas and an elevator. The apartment impresses with its generous volumes, enhanced by 3.30-meter-high ceilings and stunning frescoes in the living room and two bedrooms, preserving its period charm.

Occupying the entire landing, the layout is both fluid and harmonious. The central entrance opens, on the sea-facing side, onto a spacious living room and dining room extended by the balcony, a study adjoining the reception area, as well as a master suite with dressing room and full bathroom (bathtub, shower, and toilet). Additional storage is accessible from the entrance.

On the courtyard side, peaceful and open, there is a fully equipped independent kitchen, a laundry room, separate toilets, and three additional bedrooms, one currently used as an artist's studio with access to a second balcony. A shower room with toilet completes this area.

Herringbone solid wood flooring, fireplaces, frescoes, wooden double-glazed windows with traditional espagnolette handles, and reversible air conditioning: every detail reflects a high-end renovation, respectful of the property's soul, combining understated elegance with refinement.

A 20 sqm cellar completes this exceptional and rare property.

Would you like to experience this unique home in complete privacy? Contact us for a private viewing.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	192.27 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	7 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

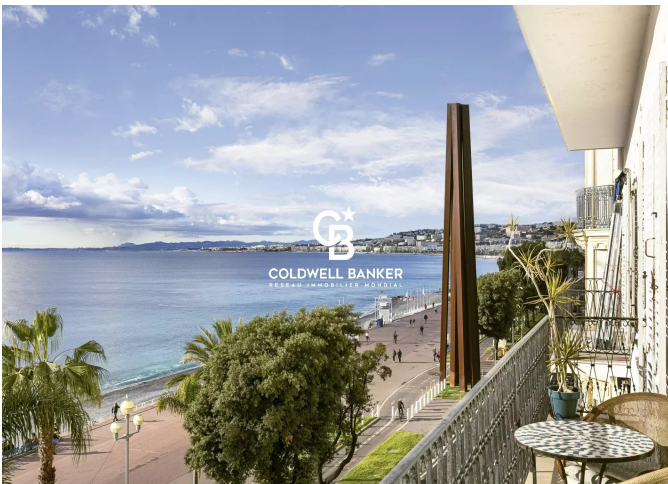
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 104

Indice d'émission de gaz à effet de serre (GES) : C 22



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