



Belle Epoque apartment on the Promenade des Anglais

For sale

5 080 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 5 rooms
<i>City</i> Nice	<i>Country</i> France
<i>Living area</i> 231 m²	<i>Land area</i> 4 000 m²
<i>Bedrooms</i> 4	<i>Bathrooms</i> 4
<i>Parking</i> 1	<i>Cellar</i> 1
<i>Floor</i> 2	<i>Annual costs</i> 6 916 €
<i>Condition</i> Good condition	<i>View</i> Vue mer,Vue ville
<i>Ref.</i> BSM250311	

Promenade des Anglais / Negresco - In the heart of a sumptuous Belle Époque palace, opposite the famous Negresco hotel, this exceptional 240 m² flat has been completely renovated using the highest quality materials and finishes.

The Palais Marie-Reine, with its remarkable architecture and majestic entrance, is undoubtedly one of the finest bourgeois buildings on the Promenade des Anglais.

The flat offers generous volumes and a refined atmosphere: a 65 m² double living room, a 30 m² master suite with two dressing rooms, a 25 m² modern kitchen, a beautiful entrance hall, three en suite bedrooms, four shower rooms and a laundry room.

The main rooms - living room, dining room and master bedroom - boast uninterrupted views of the sea and



the Negresco's iconic façade.

The renovation, inspired by a classic contemporary style, combines elegance with modern comforts: triple glazing, underfloor heating, integrated air conditioning linked to the communal heating system, armoured doors, optimum insulation, marble and parquet flooring, air and water filtration systems... A level of amenities that is rare on the Côte d'Azur.

This exceptional property also includes a service entrance, an independent bedroom on the top floor, a large cellar and a basement garage.

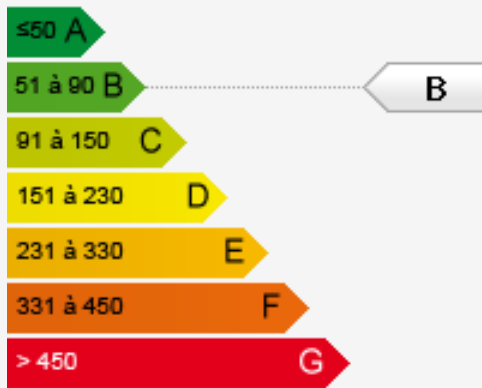
In the immediate vicinity: private beaches, renowned restaurants, luxury boutiques, sports clubs and beauty salons.

The cycle path along the Promenade will take you easily to Antibes or Cannes.

Total number of units: 54 (including 20 residential units)



Consommations énergétiques



Émissions de gaz à effet de serre

