

NICE (VIEUX NICE) 06300 FRANCE

€3,000,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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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.

192 m

€3,000,000



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.



