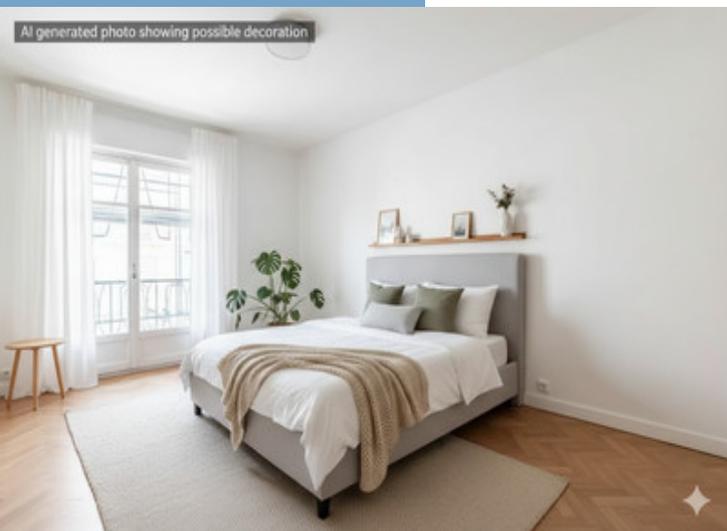
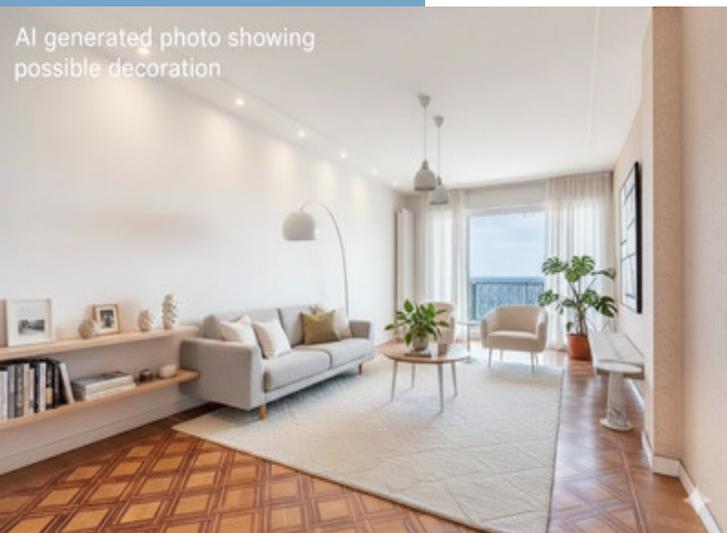




PANORAMIC SEA-VIEW APARTMENT ON  
ELEVATED FLOOR WITH DUAL BALCONIES ON  
THE ICONIC PROMENADE DES ANGLAIS

PANORAMIC SEA-VIEW  
APARTMENT ON  
ELEVATED FLOOR WITH  
DUAL BALCONIES ON THE  
ICONIC PROMENADE DES  
ANGLA...



PROPERTY FACT FILE	
REFERENCE	A41987VAP06
PRICE	€ 719,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (690 000 EUR hors honoraires)
BEDROOM	1
BATHROOM	1
ACCOMMODATION	70 m <sup>2</sup>
LAND	14 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated
FEATURES	Seaview, Fiber optic, Character property
*Price based on current exchange rate which is subject to change	



- 5th floor with open sea views
- Bright cross-layout, South & North
- Two large balconies, front & rear
- No vis-à-vis on the quiet North side
- Prestigious residence with caretaker and lift

PANORAMIC SEA-VIEW  
APARTMENT ON  
ELEVATED FLOOR WITH  
DUAL BALCONIES ON  
THE ICONIC PROMENADE  
DES ANGLAIS...

Ref : A41987VAP06

Located on the iconic Promenade des Anglais, in its sought-after section between Magnan and the Old Town, this 1-bedroom apartment is set on the 5th floor of a prestigious residence.

The apartment features a cross-through layout with excellent natural

## DESCRIPTION

### OVERVIEW:

This elevated-floor apartment is located on the legendary Promenade des Anglais, offering a panoramic Mediterranean setting combined with the comfort of a high-end residence. Set within a prestigious and well-maintained condominium with dedicated caretaker and lift, the property benefits from major structural and technical upgrades already completed or in progress.

All major works — including the complete renewal of the building's canalisation pipes, the ongoing façade and balcony renovation, and the full electrical overhaul of the apartment — represent an investment of approximately €50,000, entirely paid by the current owner. This ensures long-term peace of mind and allows the future owner to focus solely on layout optimisation and interior design.

Its cross-through configuration, sea-facing exposure, and absence of vis-à-vis on the northern side make this apartment particularly attractive, whether as a primary residence, refined pied-à-terre, or long-term investment on the French Riviera.

### THE LAYOUT:

The apartment is currently arranged as a spacious 1-bedroom, with generous proportions and a clear separation between day and night areas:

Entrance hall: 6.85 m<sup>2</sup>

Living room: 29.75 m<sup>2</sup>, opening onto the front balcony with sea views

Independent kitchen: 8 m<sup>2</sup>, with reconfiguration potential

Bedroom: 17,3m<sup>2</sup> (Exceptional size for a bedroom)

Separate WC: 1 m<sup>2</sup>

Bathroom: 3,7 m<sup>2</sup>

Corridor: 3,6 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41987VAP06>

[COMPLETE FILE AND PHOTO ON REQUEST](#)



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FLOOR WITH DUAL  
BALCONIES ON THE ICONIC  
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## ENERGIE-DPE

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

DPE not required.

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A41987VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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