

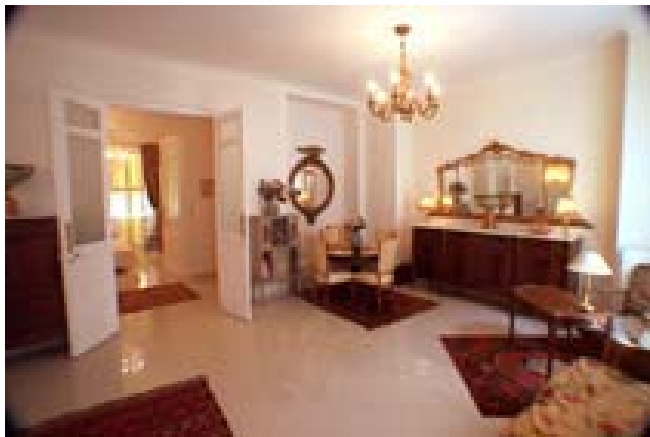
# 16 rue Dante – 2<sup>nd</sup> Floor Apartment NICE



Lounge – Dining Room



Promenade des Anglais, Mediterrean and Beach



Lounge - Dining Room



Bedroom 1



Kitchen



Bedroom 2



Hall



Rue Dante – 200m from Promenade des Anglais



La Belle Epoque building

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### **16 rue DANTE - NICE – WONDERFUL ALL YEAR ROUND**

Our 5-star apartment. This gracious “belle époque” apartment has two double bedrooms to accommodate 2, 3 4 or 5 people. The building with its beautiful façade, balconies, traditional louvred shutters to all windows, handsome solid front doors, marble staircase, wrought-iron and mahogany “Edwardian” lift and high ceilings - would grace the very smartest Parisian street. This is a real “town” apartment, yet is situated just 200 metres from the famous Promenade des Anglais and the beaches, and just 400 metres from the renowned Negresco Hotel and the Musée d’Art et d’Histoire (Palais Massena) in one direction and the Musée des Beaux Arts at the same distance in the other direction. All the many attractions of Nice – the fascinating Old Town, the Marina (Port), the Chateau Hill, museums, galleries and concert halls, the beautiful Place Massena with its impressive fountains, hundreds of charming restaurants, brasseries, bars and cafes, and every type of shopping you could wish for - are within easy walking distance and no fewer than 8 bus routes pass the door - a car is definitely not necessary.

The apartment is ideally placed for you to enjoy Nice and all of the French Riviera. By taxi, hire car or private car, the property is conveniently only seven minutes from Nice Airport. You enter the building into a marble floored hall with ornate ceilings and either walk up the marble staircase or take the charming lift to the second floor. There is an entry phone system.

You enter the apartment through tall double doors. This is a very spacious, light and sunny apartment with high ceilings and generous-sized rooms with marble-tiled floors throughout. There is a hall with double doors to one side, giving access to the large, sun-filled, south-facing lounge with an elegant dining area (some 28m<sup>2</sup> or 300 sq.ft.). There are two pairs of full length french windows - one pair has an ornate wrought-iron balustrade/balconnette facing the street, the other pair giving access to a balcony overlooking the street. There is a CD/tape player/radio and a television, should you have time to watch it! All the furniture and furnishings throughout the apartment are in the Louis XVI style and there are chandeliers in every room - even the kitchen and the bathroom!

Also from the hall, to the other side, there are again double doors into Bedroom One, which is spacious and elegant. There are twin-linked beds giving you a king-size double with separate mattresses and bases which can therefore be separated if you wish (very important on hot nights). Full-length windows with a wrought-iron balustrade/balconette give a view over a well-maintained “cour” (inner courtyard). There is plenty of wardrobe space.

Bedroom 2, which is south-facing and also accessed from the hall, has full-length windows and an ornate, wrought-iron balustrade/balconette. There is a very comfortable sofa bed, with proper mattresses, which, unusually, is designed to give a single bed, or two separate single beds, or you can place the 2 singles side by side to create a full sized double bed. There is again a large wardrobe.

There is a single fold-up bed with a proper mattress, which is normally stored out of the way in a cupboard, thus accommodating a fifth person. This can be utilised in the lounge, therefore creating 3 separate sleeping areas if required.

Because the apartment is what the French call “traversant” (running from the front of the building through to the back) you have light from the south and north and through-air - again very important on hot days and nights.

The kitchen is typically French and with room for everyone to sit for breakfast. There is a brand new fridge/freezer, cooker with oven and hob, microwave, electric kettle, toaster and cafetière and washing machine/dryer, iron and ironing board. There is a separate toilet with wash hand basin and a large, well-fitted bathroom with bath and shower facility and wash hand basin (hair dryer provided). Both the toilet and the bathroom can be accessed without disturbing the other occupants. The apartment has central heating should it be required.

Like our other apartments, there is also central heating, if you should ever need it. This apartment is a very elegant home-from-home and is beautifully furnished and extremely well-equipped to the same very high standard as our other apartments.

Please call me now on 07836 291791 for availability and to book.

**Tony Cremer-Price**

P.S. This is a 5-star apartment- gracious, spacious, and elegant and with 2 double bedrooms perfect for 2, 3 or 4 and very central.