

“LE PANORAMIC” - No. 2 Ave. Urbain Bosio - NICE



Just part of the wonderful view



View from Balcony



Lounge



Bedroom



Dining area and Kitchen



Balcony



Hallway

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'LE PANORAMIC' - NICE - WONDERFUL ALL YEAR ROUND

'Le Panoramic' apartment is spacious, stylish and sunny with a stunning panoramic view. It sleeps 2 (or 3 or 4 people), and forms part of a small well-maintained, secure and uncrowded private estate, having a resident concierge/guardienne. The property is situated in a wonderfully commanding position on raised ground at Mont Boron, the most sought-after part of Nice, appreciated by many internationally famous personalities such as Elton John and Sean Connery to mention only two who own villas here, and where the Nice estate agents themselves seem to prefer to live!

The view is spectacular day and night. To the south-east and the south the beautifully blue Mediterranean, to the south-west across the Baie des Anges (Bay of Angels) to Antibes and beyond some 25 miles to the Esterel mountains, to the west along the Promenade des Anglais, the Chateau Hill and park and behind that the town, and to the north-west the magnificent mountains standing behind Grasse and St Paul de Vence.

At night-time the Chateau Hill and park are dramatically illuminated and tens of thousands of lights twinkle all around the Bay. No single photograph, night or day, can match the experience of this 180° panorama.

It is a seven-minute stroll to the beaches - Coco Beach and Plage de la Reserve - the delightful Parc Vigier, the marina and the old port, which is surrounded by a marvellous selection of charming restaurants and excellent local shopping. It is ten minutes to the Chateau Hill and Park, the fascinating Old Town, the Flower Market, the Antiques Quarter, the famous Promenade des Anglais and the beautiful Place Massena with its impressive fountains. If you prefer not to walk, there is a bus stop 150 yards from the apartment (St Aignan - Route Nos. 30 and 32a).

By taxi, hire car or private car, the property is conveniently only eight minutes from Nice Airport. The apartments have private parking, and this is absolutely vital anywhere along the French Riviera, whether you arrive by car or hire a car when you are here. We have our own garage (not underground), big enough to take the very largest car, perfectly situated if you have heavy suitcases or shopping, directly off the courtyard, right beside the entrance hall to the apartments.

There is an entry phone system, lift and stairs. Our very spacious apartment situated on the third floor opens out onto the front and to the side, facing south-west and south-east, has been totally refurbished and is in total approximately 88m² (about 1000 sq. ft.!). There is a good-sized entrance hall, which leads to a sun-filled and very stylishly furnished, large lounge/dining room with a CD/tape player/radio and a television if you should ever have time to watch it. The newly fitted "kitchen Americaine" at one end has a large fridge/freezer, microwave, dishwasher, washing machine, iron and ironing board, oven and 4- ring hob, an electric kettle, a cafetière and a toaster. There are french windows from the kitchen area out on to the balcony and from the lounge out onto the balcony, and there is a further big window also giving you wonderful sea views.

The large double bedroom, has zip-linked twin beds and bases which make a king-size double, and can be separated if you wish, (particularly important on very hot nights). Again there are french windows out on to the balcony giving you the same fantastic views. There are two more fold-up beds, with proper mattresses (usually stored in the wardrobe) should you require them, and there is plenty of room in the lounge for these, thus giving two separate sleeping rooms if required. Both the bathroom and the toilet can be accessed without disturbing the other occupants. The apartment has central heating should you ever need it.

You will surely love the spacious and uniquely stylish shower room which has shower doors that resemble the highly regarded 1930's Lalique etched glass and an equally inspired wash handbasin and vanity unit, all "imported" from Paris. Next to the shower room (hair dryer provided) is a separate toilet.

There are electrically operated shutters on the two rooms that face the sea and a full width electrically operated sun blind to give shade on the balcony, should you require it, and to keep the apartment cool on very hot days. There is through-air - very important on hot nights. The balcony/ terrace runs along two sides of the apartment, is some 20 metres in length, has two sun loungers, a marble topped dining table and dining chairs. A recent visitor said that sitting there was like being on board a luxury ocean liner.

Everything in the apartment has been designed for total visual pleasure and to give a true feeling of the French Riviera. It is furnished throughout with many important collectors' pieces in the 1930's Art Deco style - a style that is particularly appropriate for Nice - as this was the time when Nice became so fashionable with wealthy English visitors.

We are told by local letting agents that apartments of this size are normally arranged for letting to six to eight people with sofa beds and fold-up beds, but we have designed this apartment, like all our other apartments, for our own pleasure and we like to let it to like-minded people who will appreciate its style, comfort, spaciousness and its light and airy feel.

There are many apartments to let in Nice but there are very few that are spacious, airy, stylish, well positioned, have a garage and a fantastic view. The apartment is ideally placed for you to enjoy Nice and all of the Côte d'Azur, and whether you like to sit on your balcony for breakfast and enjoy the view in the morning sunshine, relax through the day on the sun-beds or in the evening watch the sun set over the Mediterranean whilst having dinner, this is a wonderful apartment at a reasonable price.

The apartment is extremely well furnished and equipped to the same very high standards as our other apartments.

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

Tony Cremer-Price

P.S. The enclosed snap-shots are my own - it looks even better in real life. If you like the photographs, you will adore the apartment. Incidentally, all of the photos were taken on Christmas Eve! This is a spacious, stylish and sun-filled apartment with a large balcony and a truly stunning panoramic view (and a large garage).