

2 rue PAPON - 2nd Floor apartment - NICE



Place Massena - 300 metres away



Baie des Anges - Marina and Promenade



The Lounge - looking towards the balcony -



- and looking towards the dining/kitchen area



Bedroom 1



Place Garibaldi - 30 metres from the apartment



Bedroom 2



Shower Room



Balcony (in the evening)

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2 rue PAPON – NICE – WONDERFUL ALL YEAR ROUND

This 2 bedroomed apartment accommodates 2 to 4 people plus 2 more in the lounge if required (maximum 6). 2 rue Papon is a typically Nicoise house built in 1900 with a typically Nicoise entrance hall and staircase in a typically Nicoise street in a very central location.

What is special is that this spacious 2-bedroomed apartment occupies the whole of the second floor. Like all our other apartments, it has been professionally renovated throughout. Every surface throughout the apartment has been changed and restored – the floors, walls and ceilings, the kitchen area and equipment, shower room and separate toilet are all brand new, as are just about all of the furniture and fittings.

To add to this, 2 rue Papon is extremely well situated being only 30 metres from the delightful 18th century Place Garibaldi, 100 metres from the corner of the Old Town (Vieux Nice), within a few minutes walk of the Marina (Port), beaches, Chateau, museums, galleries and concert halls, bus station, the beautiful Place Massena with its impressive fountains, the famous Promenade des Anglais, hundreds of charming restaurants, brasseries, bars and cafes, and every type of shopping you could wish for.

By taxi, hire car or private car, the property is conveniently only eight minutes from Nice Airport. The apartment is ideally placed for you to enjoy Nice and all of the Côte d'Azur. A car is definitely not necessary.

There is an entry-phone system. The apartment has marble -tiled floors throughout. The large sun-filled, south-facing living room has two comfortable leather sofas (one of which converts into a bed to sleep a further two people – thus giving a total capacity of six in three separate sleeping areas if required). There are French doors to a small south facing balcony, a marble fireplace, elegant glass-topped dining table and chairs and a newly fitted 'kitchen Americaine' with four-ring electric hob, microwave/grill, fridge/freezer, electric kettle, toaster and cafetiere, and a washing machine/dryer, iron and ironing board. There is a CD/tape player/radio and television if you ever have time to watch it.

Bedroom One has two pairs of long windows and a marble fireplace. The king-size double bed is twin-linked with separate mattresses and bases and can therefore be separated if you wish (very important on hot nights). Bedroom Two has 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 two singles side by side to create a full sized double bed. There is a very large wardrobe and a large cupboard in the entrance hall.

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 the north and through-air – again very important on hot days and nights. All windows have traditional wooden shutters to keep the apartment cool on very hot days.

There is a separate toilet room with windows and a very stylish shower room (hair dryer provided), with a large wash hand basin and also with windows. Both the toilet and the bathroom can be accessed without disturbing the other occupants. There are electric heating radiators in every room should you ever need them.

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. This is a large, bright and sunny apartment with 2 double bedrooms, perfect for 2 and up to 5 or 6 persons, very centrally located and at a very attractive price.