

## Sainson - No. 3 rue Sainson, 4<sup>th</sup> floor apartment



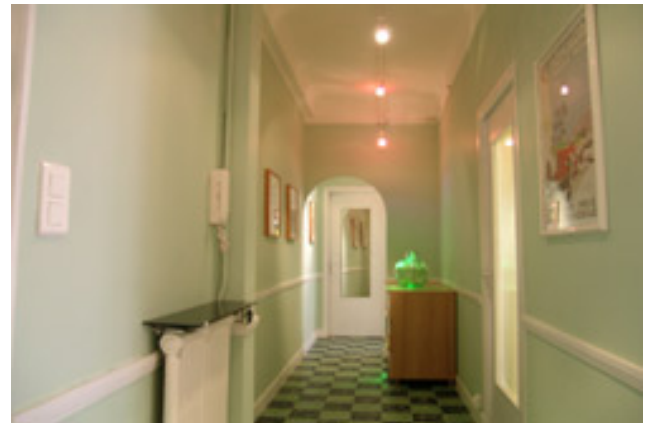
Lounge



View from lounge balcony



Kitchen



Hall



Bedroom 1



Bedroom 2



Bedroom 1 – view towards window



Bathroom

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### **3 rue Sainson, NICE – WONDERFUL ALL YEAR ROUND**

An attractive two bedroomed apartment in Nice in a well-maintained building to accommodate 2 to 6 people.

This town apartment in Nice is situated just 1 block (about 80 metres) from the Promenade des Anglais and the beaches, and just 50 metres from the famous Hotel Negresco and the Palais Masséna. La Cité de la Buffa, the biggest covered market in the centre of Nice is only 30 metres away. It has over 40 stalls selling top quality fresh produce and a wide range of local specialities. There is every kind of shop within 100 metres. All the attractions of Nice are within walking distance, with convenient bus routes running past the end of the street – a car is definitely not needed.

At this Nice apartment you enter the building into a large lobby and take the lift to the fourth floor. The apartment is spacious and bright with high ceilings. This apartment has also been restored throughout, like our eight other apartments in Nice. There is an entry phone system. The apartment faces east, hence perfect for having breakfast on the balcony in the morning sun. It overlooks the beautiful stained glass windows of the church, Saint Pierre d'Arene. It is very unusual for such a centrally located apartment in Nice not to be overlooked by other apartments.

The hallway runs the length of the apartment. As you enter the front door, the kitchen entrance is immediately ahead of you. It has the original wooden flooring, a new fitted kitchen, and dining table seating 6 people. The kitchen is equipped with fridge/freezer, dishwasher, cooker, microwave, cafetière, electric kettle and toaster. There is a large window with a Juliet balcony and view of the church. There are double doors to the left, leading to the lounge.

Further along to the left of the hallway is another door to the lounge. It has the original wooden flooring, French doors leading onto a small balcony with a wrought iron table and 2 chairs and the view of the church.. And to the right, looking into the room from the doorway, there are double doors leading back into the kitchen/dining room. There are 2 sofas, one is a sofa bed which converts to a double bed to sleep 2 people if required, thus giving 3 totally separate sleeping rooms if needed. There is a CD/cassette player/radio, DVD player and a television, should you have time to watch it.

Past the lounge, is the main bedroom. It has the original wooden flooring, French doors leading onto a small balcony adjoining with the lounge balcony and again with a view of the church. The church does not have a clock so you won't be woken up every quarter of an hour through the night by a bell striking the time ! Again there is a wrought iron table and 2 chairs on the balcony. There is a wooden double sleighbed, large wardrobe and a chest of drawers. At the end of the hall, is a large storage cupboard.

From the front door and turning right, there is a bathroom. It has a bath with shower attachment, and a wash basin (a hairdryer is provided). There is a separate toilet on the other side of the hallway also with a wash handbasin. The bathroom and toilet can be accessed at all times of the day or night without disturbing each other. There is a top-loading washing machine and a separate dryer. An iron and ironing board is provided.

The second bedroom, at the end of the hallway, has French doors leading to a balcony, separate from the main balcony with a wrought iron table and 2 chairs and again overlooking the church. There is a sofa bed which, unusually, is designed to give either a single bed or two separate single beds. There is a wardrobe and a tall chest of drawers. There is an ensuite toilet with wash handbasin.

This Nice apartment is furnished and equipped to the same standard as our other apartments in .

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

Tony Cremer-Price