

LA TOUR SARRASINE, 93 Blvd. Edouard Herriot, NICE



Miami Beach and Promenade des Anglais



Entrance Hall to the Apartments



Looking South over the private garden



Looking West over the private garden



The Living Room



Shaded by a Parasol



Looking towards the Kitchen / Dining area



Bedroom



Entrance Hall - doors to Garden



Entrance to apartments from Garden

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**LA TOUR SARRASINE – 93 boulevard Edouard Herriot - NICE APARTMENT
WONDERFUL ALL YEAR ROUND –APARTMENTS in NICE**

This delightfully bright and sun-filled apartment in Nice sleeps 2, 3 or 4 people plus a child (or small person) and is on the raised ground floor, in a very calm, quiet and sunny location directly overlooking beautifully maintained private sub-tropical gardens. This Nice apartment is one of four modern apartment buildings, each with its own resident concierge/guardienne, set within large private grounds and entered by electrically controlled gates in the attractive and much sought-after university area (the highly respected Facultes des Lettres). There is unrestricted free private parking within the grounds – an absolutely vital requirement for an apartment in Nice if you are arriving by car or intend renting a car whilst you are here.

Within 300 metres there are many shops, restaurants, bars and cafés and 2 big supermarkets.

By taxi, hire car or private car the property is conveniently only six minutes from Nice airport. The electronically controlled gates, which add an air of exclusivity and privacy, slide open and you drive in to the private estate and park. You approach the apartment building up ten broad marble steps, and enter through two pairs of double plate-glass doors into a very spacious and impressive marble-clad entrance hall, which runs through to matching plate-glass doors and similar broad steps down to the ornamental gardens. There is an entry phone.

This Nice apartment has marble floors throughout. The living room and bedroom both have large sliding patio doors out onto your own balcony/terrace facing south-west. There is room for you to eat outside, bistro style, on the balcony/terrace with a table and chairs and a sun parasol. Perfect for enjoying that morning cup of coffee, al-fresco meals and a glass of wine at any time of the day. There are two sun-chairs so you can simply relax in the sunshine and enjoy the view, or start that book you've always promised yourself you'd read.

This is a very peaceful location, you are not overlooked by any other buildings, and there are no ball games or children's games allowed in the gardens. You can see the Mediterranean through the trees of the garden, less than 400 metres to your south. To the rear of the living room is a "kitchen Americaine" - equipped with microwave, 4 ring hob, fridge/freezer, electric kettle, cafetiere, toaster and washing machine, iron and ironing board - and a dining area with a table and chairs for 4.

In the bedroom there is a very large fitted wardrobe, and a king-size double bed, with twin-linked single mattresses and bases which can be separated to make twin beds if you prefer. In the living room there is a large comfortable sofa which converts easily to make a proper double mattress bed and another large sofa on which a child or small person can sleep, thus 4 + 1 can sleep in two separate sleeping rooms if required. There is WIFI available, a CD/tape player/radio a DVD and a television should you have time to watch it ! In the bathroom, there is a small bath with shower facility, wash hand basin and toilet. A hair dryer is provided. Like all our other apartments there is also central heating should you ever need it There are electronically controlled shutters to give shade and to keep the apartment cooler on very hot days.

400 metres in one direction is the Musée d'Art Naïve, and the same distance in the other direction, the Musée de Beaux Arts. Walk down through the grounds to a 'secret' gate

(key provided) and within 350 metres you are at the Promenade des Anglais and the beaches (Miami Beach). All the 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, every type of shopping you could possibly wish for, hundreds of charming restaurants, brasseries, bars and pavement cafés – are a stroll along the Promenade – everyone's favourite walk. Being in the university area, the bus service accesses all areas if you prefer not to walk.

This Nice apartment is ideally placed for you to enjoy Nice and all of the French Riviera. The apartment is furnished and equipped to the same standard as our other apartments.

At this Nice apartment there is a charming lady concierge resident in the building and this always adds class and a certain 'standing' to an apartment building.

Apartments in Nice that are in a quiet location, are not overlooked, have a terrace overlooking private gardens, private secure parking and a resident concierge are very rare to find.

"thank you so much...beautifully peaceful, quiet and relaxing and within walking distance of everything in Nice that we love...and the convenience of the parking was invaluable...we're already looking forward to our next visit"

Please call me now on 07836 291791 for availability and to book.
Tony Cremer-Price

P.S. This is a very calm, relaxing and sun-filled apartment with private parking and enjoying a lovely sub-tropical setting all within a reasonable walk of everything that Nice has to offer.