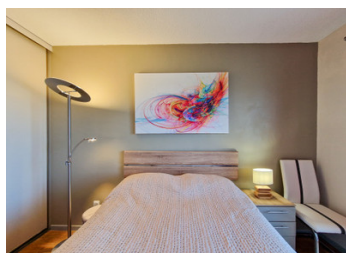


Top-Floor 1-Bedroom Apartment w/ Sea Views, Pool, Tennis, Fully Furnished, Nice, Côte d'Azur, South of France



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	53.55 m2
Outside Space:	22 m2



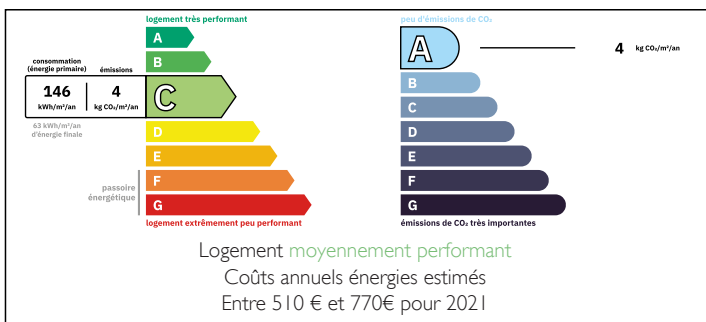
IN BRIEF

This gem of the Côte d'Azur within a small condominium is located in the hills of the Fabron district in the city of Nice in the South of France. The famous Promenade des Anglais is just a 10 minutes' drive away.

The small gated condominium comprises just two blocks, yet it is set on a large plot of land, providing a peaceful retreat from its surroundings. The highlights include a charming, well-maintained garden, a generous swimming pool, and a tennis court. One of the standout advantages of this apartment is the surprisingly low condominium fees, which are not reflective of the extensive amenities offered.

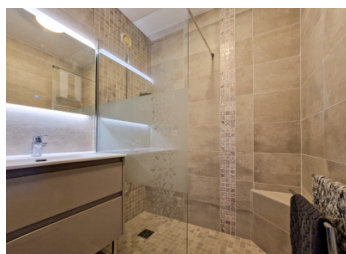
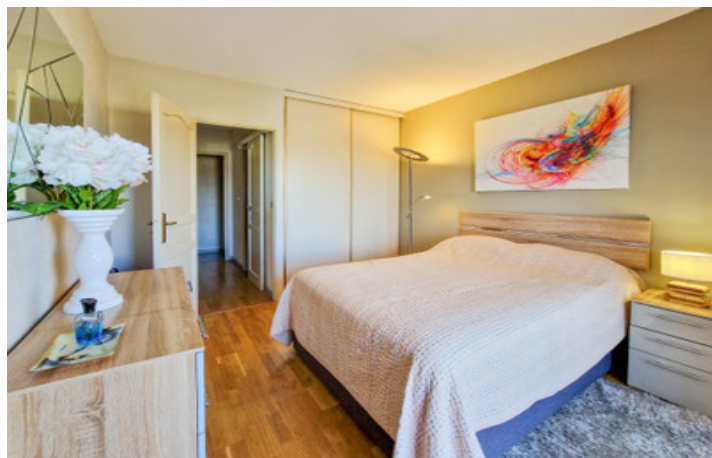
The top-floor apartment boasts two spacious balconies: one offering a serene view of the greenery and the sea, and the other showcasing stunning vistas of the surrounding mountains in Nice's hinterland.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled in the hills of the Fabron district in Nice, South of France, this gem of the Côte d'Azur is located within a small, gated condominium. Despite comprising just two blocks, the gated condominium is set on a large plot of land, offering a peaceful retreat from its surroundings. The famous Promenade des Anglais is only a 10-minute drive away.

The highlights of this condominium include a charming, well-maintained garden, a generous swimming pool, and a tennis court. One of the standout advantages is the surprisingly low condominium fees, which belie the extensive amenities available. The blocks in the condominium are equipped with lifts.

Tastefully renovated, this apartment comes fully furnished and equipped, allowing you to move in effortlessly without the need for any additional investment in decor or furnishings.

The apartment is on the top floor and faces south-east, so you can enjoy the sun all day long. It offers a practical 54m² interior living space and an additional 23m² of exterior living space spread across two balconies. The entry hall connects all main areas of the apartment. It leads to a stand-alone kitchen as well as to the spacious living room, both opening onto the front balcony, offering a comfortable area for daily living and relaxation. The apartment includes a separate WC, a shower room, and a bedroom that opens onto the rear balcony, ensuring a quiet and private sleeping area.

The main balcony features a serene view of the greenery and the sea. The rear...

LOCAL TAXES

Taxe foncière: 1313 EUR

Taxe habitation: EUR

NOTES