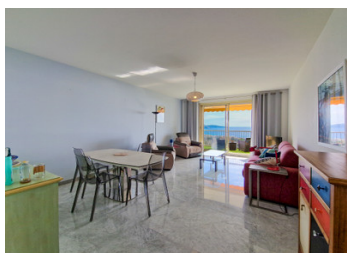


I-Bedroom Apartment with Unparalleled Panoramic Sea View in Coveted Gated Condominium in Nice, South of France



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	60.63 m2
Outside Space:	19 m2



IN BRIEF

Nestled in the highly sought-after Fabron district of Nice, the prestigious "Abbaye de Roseland" condominium offers a peaceful and exclusive lifestyle on the Côte d'Azur.

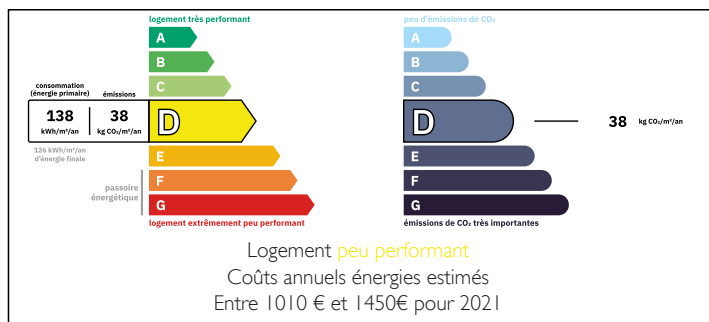
This I-bedroom apartment offers a rare opportunity to enjoy breathtaking panoramic sea views that will have you waking up every day to captivating views of the South of France.

Designed with comfort and convenience in mind, the dual-aspect apartment features two balconies, perfect for soaking in both morning and afternoon sun.

The independent kitchen, a well-sized dressing area, and a laundry space on the rear balcony add to the ease of daily living.

The gated complex is brimming with amenities,

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.



LOCAL TAXES

Taxe foncière: 1757 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

This elevated 1-bedroom apartment is located in the prestigious "Abbaye de Roseland" complex in Nice's desirable Fabron district.

Undoubtedly, the standout feature is the breathtaking panoramic views that stretch over the city of Nice and its stunning bay.

The gated community offers an array of top-tier amenities, including dedicated caretakers for each building, one of the largest private swimming pools in Nice, a children's pool, a playground, on-site shops, beautifully landscaped gardens, and two tennis courts.

A private underground garage and a spacious cellar are both included in the price.

THE LAYOUT:

This south-east facing apartment on an elevated floor enjoys sunlight throughout the day. It offers a well-planned 61m² of interior living space, complemented by an additional 19m² of outdoor space across two balconies. The entry hall seamlessly connects all the main areas, leading to a separate kitchen and a spacious living room that opens onto the front balcony. The layout also includes a convenient separate WC, a shower room, and a peaceful bedroom that opens onto the rear balcony, providing a quiet and private retreat.

The apartment features modern comforts, including reversible air conditioning in the bedroom and underfloor heating throughout. All shutters are electric for added convenience.

THE AREA:

Nestled between the vibrant charm of Nice's old town and the Nice Côte d'Azur Airport, the Fabron district boasts a prime location in the heart of the French Riviera. This residential area stretches from the renowned Promenade des Anglais to the scenic