

## Sunny 3-Bed Apartment in Fabron District w/ Sea View Balcony, Steps to Tram & Beaches | Nice | South of France

EXCLUSIVE



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	83.55 m2
Outside Space:	7 m2

## IN BRIEF

In the sought-after Lower Fabron district of Nice, this bright 83m<sup>2</sup> apartment offers French Riviera lifestyle just steps from the beach.

Located on the 6th and second-to-last floor of a building with lift, the apartment with a south-east exposure enjoys sunlight all day.

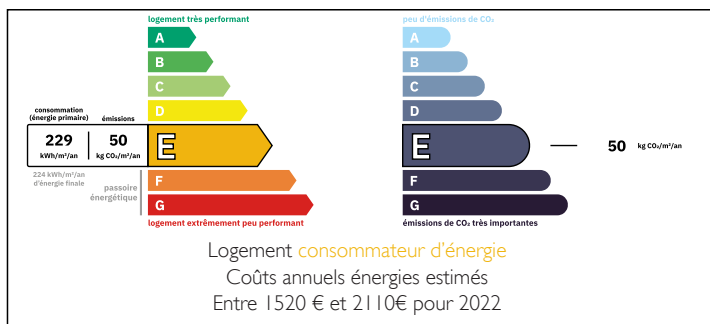
The highlight is a spacious, 7m2 sun-bathed balcony with partial sea view.

The apartment features three bedrooms and an independent kitchen. The spacious living room and one bedroom open onto the balcony.

The Fabron tram station is right in front of the building, ensuring easy transport to the airport and the city. All amenities are within walking distance, and an on-site parking space is available for rent.



## ENERGY - DPE



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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

### OVERVIEW:

The apartment's prime location is one of its strongest selling points—just across the street from the beach, with a tram station right in front of the building for easy access to both the city centre and Nice Côte d'Azur Airport. Amenities such as shops, restaurants, and local markets are all within walking distance, making daily life incredibly convenient. For those with a car, parking is available for rent on-site, and a cellar on the ground level is included in the price for additional storage space.

With the potential for a fresh renovation or personal updates, this apartment offers a solid foundation to create a modern, bright, and inviting living space. Its location, generous size, and strong potential make it an excellent investment for anyone looking to embrace the lifestyle of the French Riviera.

### LAYOUT:

This 83m<sup>2</sup> apartment features a well-proportioned layout with three comfortable bedrooms—two of which are generously sized at 12m<sup>2</sup> and 13m<sup>2</sup>, with the third bedroom measuring 10m<sup>2</sup>.

The hallway connects the spacious living room, the kitchen and the bedrooms. The living room and one of the bedrooms lead out onto the sunny balcony.

The independent kitchen is functional and provides ample space for cooking and meal preparation. The apartment is completed by a bathroom and a WC.

### THE AREA:

Nestled between Nice's lively city center and the international airport, Fabron is one of the city's most desirable residential districts. Stretching from the Promenade des Anglais to the scenic hills, this area is known for its elegant...

## LOCAL TAXES

Taxe foncière: 1 620 EUR

Taxe habitation: EUR

## NOTES