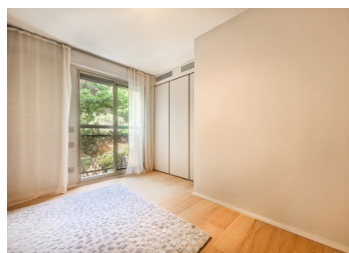
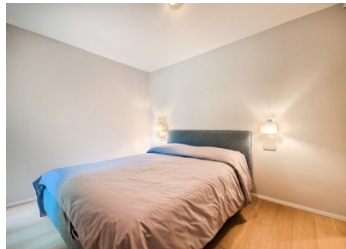
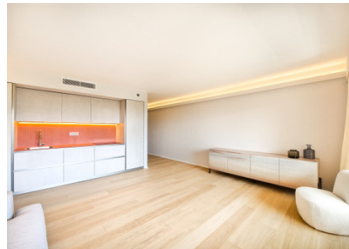


Immaculate 2-Bedroom Apartment w/ Sea View, Large Terrace, Pool & Parking in Walking Distance to Beach



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	61.61 m2
Outside Space:	13 m2



IN BRIEF

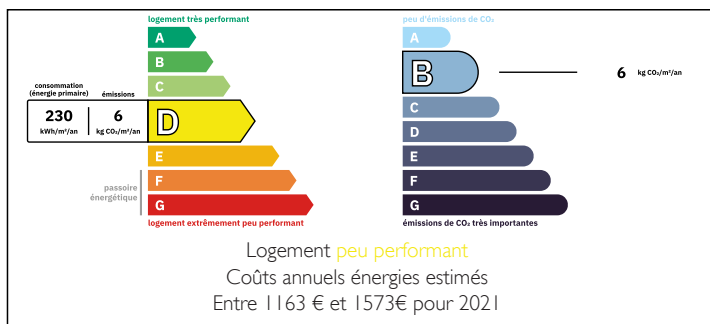
Located in the sought-after Lower Fabron (Bas Fabron) district of Nice, just a short walk from the beach, this fully renovated 2-bedroom apartment offers refined living on the French Riviera.

Set within a quality residence with swimming pool, the apartment was redesigned by an Italian architecture firm using high-end materials.

The bright 25m² living room opens onto a south-east facing terrace with open sea views and greenery. The modern, fully equipped kitchen is integrated into the living area.

The private area of the apartment on the 2nd floor includes two quiet bedrooms, two shower rooms with WC, ample storage space and integrated custom-made closets, offering comfort and privacy. The master bedroom features a small and quaint balcony.

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

OVERVIEW:

Located in the highly desirable Lower Fabron (Bas Fabron) district of Nice, just moments from the sea, this stunning 2-bedroom apartment on 2nd floor is set within a well-maintained, upscale residence featuring a swimming pool. Situated in a prime area of the Côte d'Azur, this property perfectly blends luxury, comfort, and convenience.

With beaches, shops, and public transport just steps away, this exceptional apartment offers an ideal base for enjoying the best of the French Riviera lifestyle—whether as a primary residence, holiday retreat, or investment property.

Additional features include a ground-floor cellar for storage and a secure underground parking space, both included in the sale.

The furniture currently available in the apartment and visible in the photos is included in the price.

LAYOUT:

Completely renovated with high-end materials and impeccable design by an Italian architecture firm, the apartment offers a sophisticated and modern living environment.

The bright and spacious 25m² living room opens onto a 10m² south-east-facing terrace, offering sea views and overlooking lush green surroundings—ideal for relaxing or entertaining in true Riviera style.

The sleek, fully equipped kitchen is seamlessly integrated into the living area, creating an elegant open-plan layout.

The private area comprises two serene bedrooms and two shower rooms with WC, ensuring comfort and privacy for residents and guests alike. There is ample storage space and as well multiple integrated custom-made closets. The master bedroom features



LOCAL TAXES

Taxe foncière: 1779 EUR

Taxe habitation: EUR

NOTES