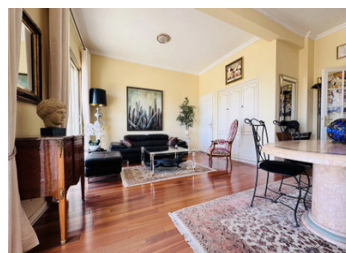
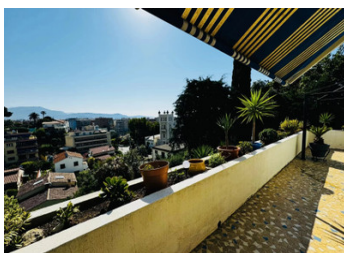


Nice Ouest – Large 2-Room Apartment with Sea View, Convertible to 3 Rooms



INFORMATION

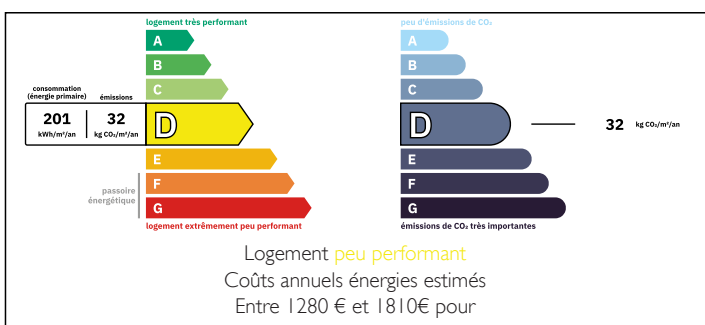
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	77.07 m2
Outside Space:	52 m2



IN BRIEF

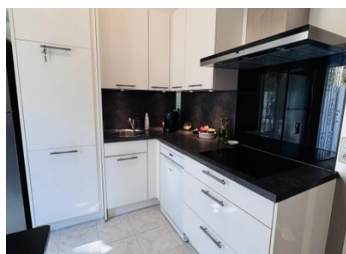
Located in the peaceful and sought-after Fabron district of Nice, this spacious 2-room apartment of 77 m² offers a comfortable and pleasant living environment. Recently renovated, it features a large 52 m² terrace, perfect for enjoying sunny days in complete privacy. The apartment is situated in a secure residence with an elevator, ensuring comfort and tranquility. The bright living room benefits from optimal exposure, while the independent kitchen is fully equipped to meet all your needs. Gas heating and air conditioning provide year-round thermal comfort. A private parking space and communal garden complete this property, offering outdoor spaces to relax. This property is ideal as a pied-à-terre or main residence close to the sea and local amenities. A visit is highly recommended to discover the full potential of this unique apartment in Fabron.

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: 1336 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Overview

Nestled in the peaceful and highly sought-after district of Fabron in Nice, this spacious 2-room apartment offers an exceptional blend of comfort, privacy, and modern living. Covering approximately 77 square meters, the apartment has been recently renovated with taste and attention to detail, ensuring a bright and inviting atmosphere throughout. One of its standout features is the expansive 52 m² terrace, a rare find in urban settings, providing a generous outdoor space perfect for dining, relaxing, or entertaining guests in the heart of the city.

The residence itself is secure and well-maintained, equipped with an elevator and communal gardens, contributing to a serene living environment. Practical amenities such as private parking and easy access enhance the convenience of city living without compromising tranquility. With gas heating and air conditioning installed, the apartment promises year-round comfort regardless of the season. Overall, this property represents a rare opportunity to acquire a stylish and functional home or pied-à-terre in one of Nice's most desirable neighborhoods.

The Layout

Upon entering the apartment, you are welcomed into a well-designed and spacious hallway that leads to the main living area. The living room is luminous and offers ample space to accommodate various seating arrangements, creating a cozy yet elegant environment for relaxation or entertaining. Large windows provide an abundance of natural light and connect seamlessly with the vast terrace, effectively extending the living space outdoors and offering a perfect setting for enjoying the Mediterranean climate.

The independent kitchen is fully equipped and thoughtfully...