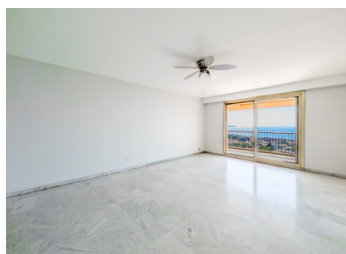
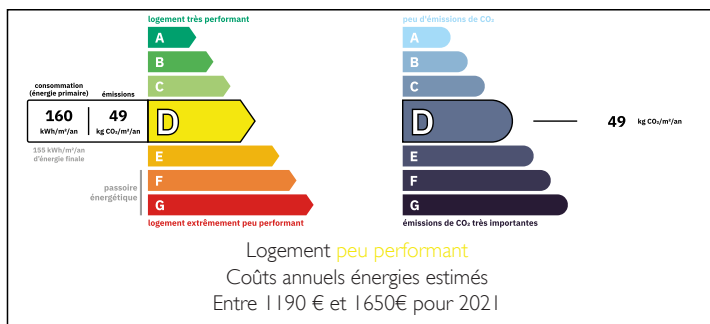


## I-Bedroom Apartment with Unparalleled Panoramic Sea View in Coveted Gated Condominium in Nice, South of France

**EXCLUSIVE**



## ENERGY - DPE



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	60.27 m2
Outside Space:	18 m2

## IN BRIEF

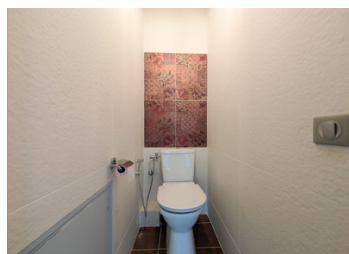
Located in the prestigious Abbaye de Roseland residence in Nice's sought-after Fabron district, this bright 1-bedroom apartment offers panoramic sea views and a peaceful Côte d'Azur lifestyle.

Enjoy all-day sunlight thanks to its dual exposure and two spacious balconies, perfect for soaking in both morning and afternoon sun. The apartment features a modern & fully equipped independent kitchen, a dressing area, and a practical laundry space on the rear balcony.

"Abbaye de Roseland" is a secure, gated condominium offering an exceptional array of amenities, including a dedicated caretaker, one of Nice's largest swimming pools, a children's pool, tennis courts, a playground, on-site shops, and beautifully maintained landscaped gardens—all contributing to a relaxed and complete residential experience.

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:

This 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 cellar is included in the price.

Shared resident parking is available within the condominium.

### THE LAYOUT:

This south-east facing apartment on the third floor enjoys sunlight throughout the day. It offers a well-planned 60m<sup>2</sup> of interior living space, complemented by an additional 18m<sup>2</sup> of outdoor space across two balconies. The entry hall seamlessly connects all the main areas, leading to a modern & fully equipped independent 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 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

## LOCAL TAXES

**Taxe foncière: 1757 EUR**

**Taxe habitation: EUR**

## NOTES