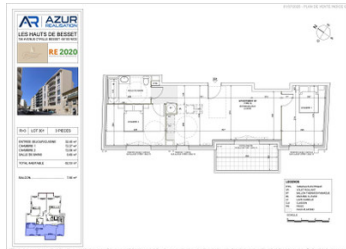


Nice - New build. 2 bedroom apartment, terrace in quiet surroundings. Close to all amenities.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	62.53 m2
Outside Space:	8 m2

## IN BRIEF

A residence on a human scale

Just steps from amenities and main roads, the residence "Les Hauts de Besset" offers 12 apartments, ranging from 2 to 4 rooms, designed to combine comfort, quality of life, and energy efficiency.

Compliant with the RE 2020 regulations, this modern development provides a pleasant and sustainable living environment, where every detail is designed for everyday well-being.

Ideally located, the residence enjoys a strategic position: shops, schools, services, and public transport are all within walking distance—making life simpler, smoother, and more serene.

Completion set for 2nd quarter 2028.

Located on the 1st floor this 2 bedroom apartment offer : entrance, large living room with open kitchen opening unto the terrace, 2 bedrooms, bathroom with toilets.

Underground parking space available at extra cost.

## ENERGY - DPE

DPE not required.

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

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A village within the city

An atmosphere where you truly feel at home.

Now a sought-after residential neighborhood, the heart of Saint-Sylvestre thrives around its gardens, the Ray-Gorbella market, and a wide array of shops. Not to mention the Villa Arson—a historic landmark that has become the National School of Art and a renowned contemporary art center.

Ideally located just minutes from Nice city center—on foot or by public transport—"Les Hauts de Besset" also lies close to the vibrant and welcoming Libération district, much loved by locals. Enjoy its many restaurants, cafés, bars, shops, and services just steps away.

Perfectly suited for family life, the area is home to numerous schools within walking distance: Saint-Sylvestre preschool and primary school, middle and high schools, a post office, and the Parc du Ray, a true green lung of the neighborhood, offering leisure and sports facilities. You'll also benefit from easy access to public transport and major roadways just minutes away.

A sustainable and refined residence

The project's contemporary architecture...

## NOTES