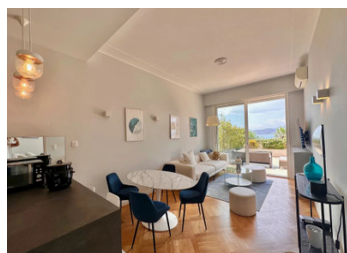


Ground floor 49m apartment 2 room, 1 bed. Terrace 57m . Parking space & cellar. Swimming pool.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	49 m2
Outside Space:	57 m2



IN BRIEF

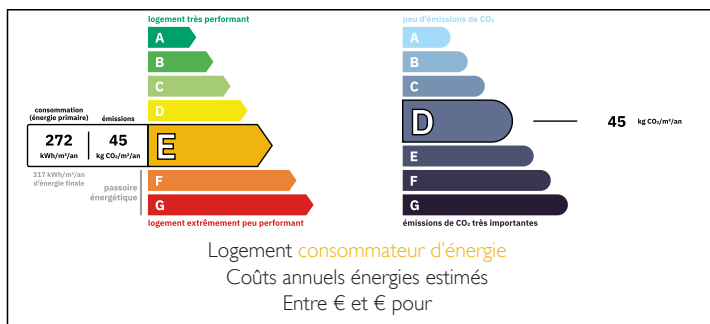
In the most prestigious residence in Mont Boron, a stone's throw from the port, this apartment boasting panoramic views of the sea and the park. It features a vast 57 m² terrace and a majestic swimming pool nestled in the heart of a 2.5-hectare wooded park.

A 15 minute walk or 7 minute drive to the Port Lympia.

Easy access to the beaches on Cap de Nice.

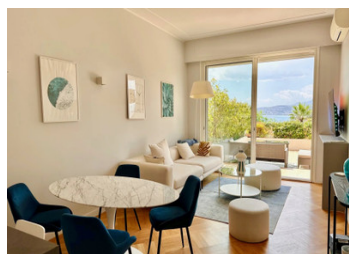
Tramline 2 from the port to the airport in 25 minutes and to the centre of Nice in 5 minutes.

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

The apartment comprises an entrance hall, a bright living room with a fully equipped open-plan kitchen, and a large bedroom, all opening onto the terrace facing the sea. You will also find a bathroom with a toilet and plenty of storage space, including a large custom-made closet.

A cellar and parking space complete this exceptional property.

A double maid's bedroom with a bathroom on the landing is available for purchase.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES