

## Fabron Elegance: Sea-View Terrace Steps from the Promenade des Anglais



## INFORMATION

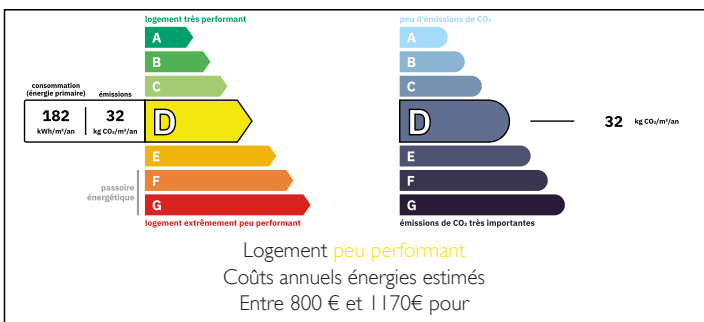
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	79 m <sup>2</sup>
Outside Space:	15 m <sup>2</sup>

## IN BRIEF

Picture yourself relaxing on a sun-drenched terrace, Mediterranean breezes carrying the scent of the sea, as you gaze across azure waters - this dream is a reality in this exceptional Fabron apartment.

This beautifully maintained 79 m<sup>2</sup> apartment on the third floor is both spacious and thoughtfully designed. The showpiece is an extraordinary 44m<sup>2</sup> living area, intelligently divided into two distinct spaces that provide remarkable flexibility for both entertaining and everyday living. The apartment features two comfortable bedrooms and separate kitchen with its own small balcony. Further, a dressing room and private cellar provide ample storage. The crowning jewel is the generous south-facing terrace, where panoramic sea views create an irresistible backdrop for al fresco dining and relaxation. Residents can also enjoy the privilege of accessing the swimming pool in the neighboring residence, and the convenience of shared parking...

## 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

Situated in lower Fabron, one of Nice's most desirable western neighborhoods, this property offers the perfect synthesis of seaside tranquility and urban accessibility. The residence stands just steps from the legendary Promenade des Anglais, placing the Mediterranean beaches and coastal pathway at your doorstep for daily seaside escapes. The vibrant Magnan crossroads nearby provides immediate access to local shops, cafés, and essential services.

Transportation connections are exemplary for both residents and visitors. Tram line 2 is within easy walking distance, offering direct service to Nice Côte d'Azur International Airport—ideal for frequent travelers. Bus line 12 connects effortlessly to the historic Vieux Nice, while numerous local bus routes serve the broader city. For drivers, the nearby Voie Rapide (Voie Pierre Mathis) provides seamless traversal through Nice and quick connections to the A8 motorway, linking Monaco to the east and Cannes to the west. This combination of beachfront proximity, comprehensive public transport, and strategic road access makes this Fabron location exceptionally versatile for both primary residences and holiday retreats along the French Riviera.

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Co-owned building of 60 units  
Provisional annual charges: 2688€

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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