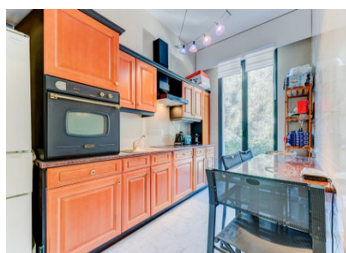
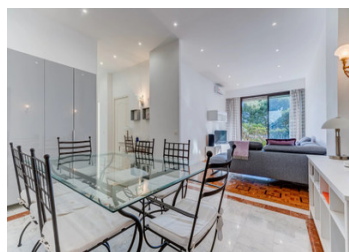


Mediterranean Tranquility: Ground Floor 2-Bedroom with Expansive Terrace



INFORMATION

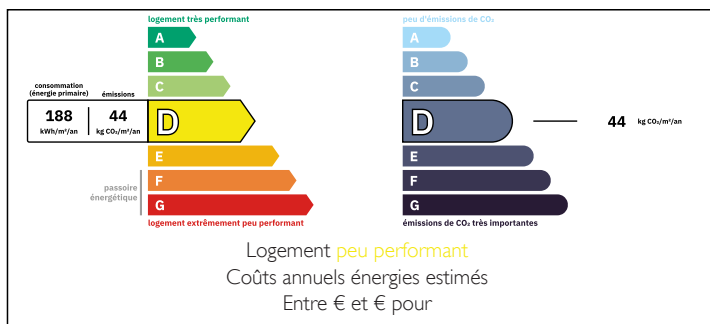
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	77 m ²
Outside Space:	35 m ²



IN BRIEF

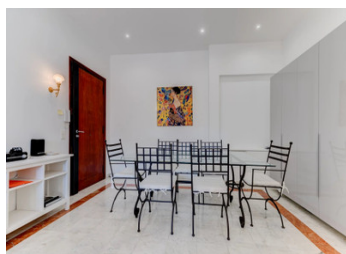
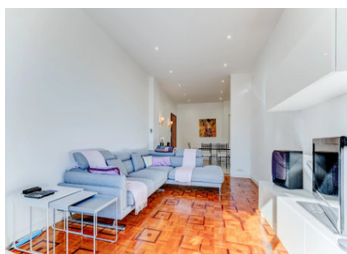
Discover a rare opportunity to embrace the coveted French Riviera lifestyle in Nice's prestigious Lower Fabron district. This elegant 77m² ground floor apartment offers the perfect combination of indoor-outdoor living and modern comfort. The spacious layout features a bright living room flowing into a welcoming dining area, a well-appointed kitchen, and two comfortable bedrooms. A contemporary bathroom with toilet and a separate guest toilet complete the practical layout. The true centerpiece is the magnificent 35m² south-facing terrace, providing an exceptional outdoor sanctuary flooded with natural light and offering absolute Mediterranean tranquility. Double-glazed windows and air conditioning ensure year-round comfort, while a private cellar in the basement offers valuable additional storage. Set within a secure, luxury residence complete with manicured gardens, caretaker services, and shared parking facilities.

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

Property Location:

Positioned in Nice's highly desirable Lower Fabron neighborhood, this property offers the quintessential Côte d'Azur living experience with exceptional connectivity. Just an 8-minute stroll brings you to the sparkling Mediterranean and the world-renowned Promenade des Anglais, where seaside cafés, beach clubs, and coastal pathways await.

The apartment benefits from superb proximity to Nice Côte d'Azur International Airport, located just 6km away—a convenient 10 to 15-minute drive. For those preferring public transportation, the airport is easily accessible via Nice tram line 2, with a tram stop situated within a comfortable 5 to 10-minute walk from the property. Additionally, a bus stop is located equally close, providing comprehensive public transport options throughout the Nice area. This excellent network connects seamlessly across Nice, from the Airport through to the vibrant Nice Port, making car-free living entirely feasible.

The neighborhood's mature gardens, local shops, and authentic French atmosphere create an idyllic setting for sophisticated Riviera living. Whether you're seeking a permanent residence or a holiday home on the French Riviera, this location offers the perfect balance of peaceful coastal living and effortless connectivity to Nice's finest attractions, business centers, and international travel hubs.

Co-owned building of 109 units
Provisional annual charges: 3024€

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

LOCAL TAXES

Taxe foncière: 1492 EUR

Taxe habitation: EUR

NOTES