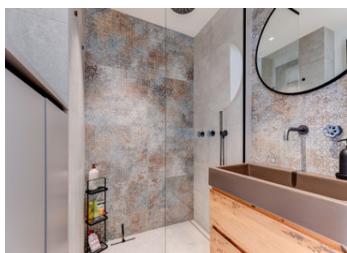


Exceptional 4-bedrooms apartment, 137m on the top floor with private pool, in perfect condition - Nice Fabron



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	141 m ²
Plot Size:	0 m ²



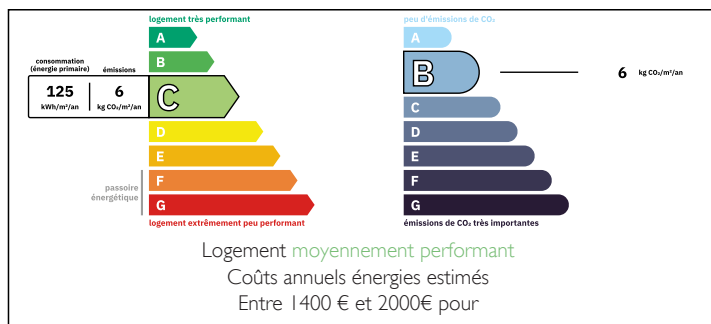
IN BRIEF

Located in the sought-after residential neighborhood of Fabron in Nice, this exceptional 4-bedrooms apartment of 141 m² occupies the top floor of a luxury residence with a swimming pool and tennis court.

In perfect condition, it charms with its generous volumes, brightness, and absolute calm.

The living area of nearly 45 m² comprises a large living room, a dining room and a fully fitted and equipped Leicht kitchen, offering an elegant and convivial space. The whole opens onto a deep terrace, a true haven of peace, enjoying a panoramic view of the sea and the mountains.

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

Overview

Perched on the top floor of a sought-after residence in the Fabron district, this 141 m² apartment embodies an elegant and serene lifestyle.

The location offers the perfect balance between residential tranquility, spectacular views, and close proximity to amenities.

The apartment, in perfect condition, charms with its high-quality features, exceptional space, and deep terrace offering breathtaking sea and mountain views. A rare opportunity on the Nice market.

Layout

The entrance hall leads to a superb living area of nearly 45 m², where the living room, dining room, and fully equipped Leicht kitchen form a harmonious and bright ensemble.

The large windows naturally extend the space onto the terrace, ideal for relaxing or entertaining.

The apartment has four bedrooms, including two genuine suites with bathrooms, as well as a third shower room and three toilets. The numerous built-in storage spaces and walk-in closets have been designed for optimal everyday comfort.

Features: air conditioning, fireplace, double glazing, elevator, cellar. Outdoor parking is included, with the option to purchase a double garage in the basement at an additional cost.

Neighborhood

The Fabron neighborhood is one of the most sought-after residential areas in western Nice. Renowned for its tranquility, unobstructed views, and quality of life, it offers a green environment while remaining close to schools, shops, and public

LOCAL TAXES

Taxe habitation: EUR

NOTES