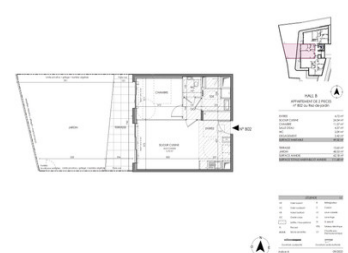
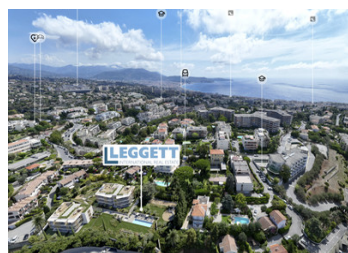


Charming 1-bedroom apartment with private garden in boutique off-plan development in Nice



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	49 m ²
Outside Space:	62 m ²

IN BRIEF

Live the French Riviera Dream in this lovely 1-bedroom apartment set for delivery in IQ 2026. The boutique residence is located in the popular Fabron / Lanterne district of Nice. The development will consist of only two buildings and a total of 17 exquisite apartments. A magnificent communal swimming pool will be available to all residents of this exquisite development. A private underground parking space can be purchased as an option. Buying an off-plan property in France offers various advantages (e.g. reduced notary fees of 2-3% compared to 7-8% for old-build). Request our free and complete "Guide to buying off-plan property in France" that offers a detailed description of the process of buying off-plan in France and contains all the details and advantages of buying an off-plan property at the Côte d'Azur.

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

Live the French Riviera Dream in this lovely 1-bedroom apartment set for delivery in 1Q 2026.

The boutique residence is located in the popular Fabron / Lanterne district of Nice. The development will consist of only two buildings and a total of 17 exquisite apartments.

The location offers convenient amenities for daily life, including the nearby La Lanterne school and the small shopping center called "La Pignata village," which features a bakery, pharmacy, and restaurant. For leisure and relaxation, easy access is available to the Promenade des Anglais, renowned for its dedicated bicycle and running lane, as well as its famous beaches.

The ground floor flat comprises a living room with open-plan kitchen and a bedroom. Both rooms open onto a private terrace/garden of around 60m². The west-facing layout ensures a bright living space in all rooms and in the garden throughout the day.

A magnificent communal swimming pool will be available to all residents of this exquisite development.

A private underground parking space can be purchased as an option.

Buying an off-plan property in France offers various advantages (e.g. reduced notary fees of 2-3% compared to 7-8% for old-build). Request our free and complete "Guide to buying off-plan property in France" that offers a detailed description of the process of buying off-plan in France and contains all the details and advantages of buying an off-plan property at the Côte d'Azur.

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

NOTES