

Newly Transformed Gem: 1-Bedroom Contemporary Apartment near Nice's Promenade des Anglais with Garden



INFORMATION

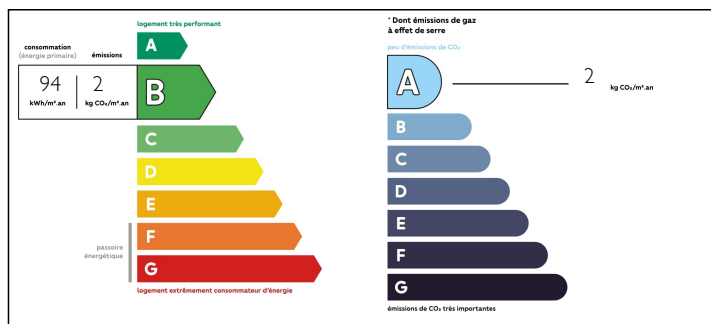
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	52 m2
Outside Space:	66 m2



IN BRIEF

This extraordinary one-bedroom apartment is located on the first floor of a recently crafted condominium, a mere 5-minute leisurely walk from the famed Promenade des Anglais in the sought-after district of Fabron, Nice. One of mere 6 contemporary living units in the building, the apartment has been recently transformed and renovated with a reassuring 10-year guarantee. A 66 m2 private garden / terrace on two levels is one of the highlights.

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

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The entrance hall is adorned with three expansive arched windows. Imbued with natural light, this inviting space not only sets the tone for a warm and welcoming ambiance but also offers versatility. A portion of this elegant entrance hall may serve as an office or a similar functional space, providing flexibility to cater to your personalized needs and preferences. The spacious and luminous living room features a fully equipped open-plan kitchen and is connected to a WC and the bedroom. From the bedroom, you can access the shower room and a convenient storage space embedded in it.

The combination of low condominium charges and high energy efficiency standards plays a pivotal role in minimizing operating costs, ensuring a financially prudent and sustainable living experience.

For those prioritizing seamless connectivity, the Fabron tram station is conveniently situated just a short 5-minute walk away. This strategic location facilitates easy access to both the airport and the city center, enhancing the overall convenience of daily commuting.

If you wish to explore the property further or immerse yourself in its ambiance,...



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