

Beautiful 1-bedroom apartment in one of the luxury residences of Abbaye de Roseland in Nice, South of France



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	60 m ²
Outside Space:	22 m ²

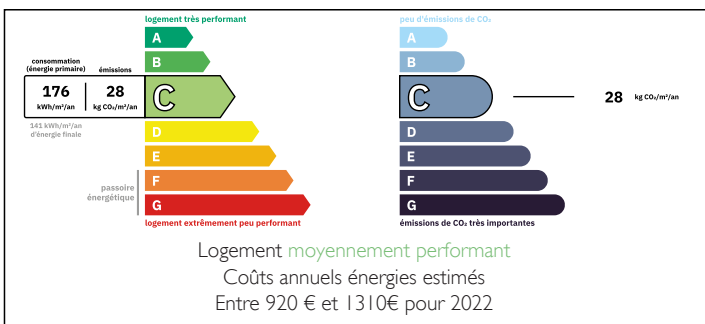
IN BRIEF

Located in the prestigious Abbaye de Roseland residence in Nice's sought-after Fabron district, this bright 1-bedroom apartment offers a peaceful French Riviera lifestyle.

Enjoy all-day sunlight thanks to its dual exposure and two spacious balconies, perfect for soaking in both morning and afternoon sun. The apartment features a modern & fully equipped independent kitchen, a dressing area, and a practical laundry space on the rear balcony.

"Abbaye de Roseland" is a secure, gated condominium offering an exceptional array of amenities, including a dedicated caretaker, one of Nice's largest swimming pools, a children's pool, tennis courts, a playground, on-site shops, and beautifully maintained landscaped gardens—all contributing to a relaxed and complete residential.

ENERGY - DPE



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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:

This 1-bedroom apartment is located in the prestigious "Abbaye de Roseland" complex in Nice's desirable Fabron district.

The gated community offers an array of top-tier amenities, including dedicated caretakers for each building, one of the largest private swimming pools in Nice, a children's pool, a playground, on-site shops, beautifully landscaped gardens, and two tennis courts.

A private indoor parking spot and an underground cellar for added storage is included in the price.

Shared resident parking is available within the condominium.

THE LAYOUT:

This apartment with an east-west facing cross-layout on the third floor enjoys sunlight throughout the day. It offers a well-planned 60m² of interior living space, complemented by an additional 22m² of outdoor space across two balconies. The entry hall seamlessly connects all the main areas, leading to a modern & fully equipped independent kitchen and a spacious living room that opens onto the front balcony with partial sea view. The layout also includes a convenient separate WC, a bathroom, and a peaceful bedroom that opens onto the rear balcony, providing a quiet and private retreat.

The apartment features underfloor heating throughout. A reversible AC provides additional comfort. All shutters are electric for added convenience.

THE AREA:

Nestled between the vibrant charm of Nice's old town and the Nice Côte d'Azur Airport, the Fabron

LOCAL TAXES

Taxe foncière: 1618 EUR

NOTES