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Ref: A38797VAP06 Price: 395 000 EUR

agency fees to be paid by the seller

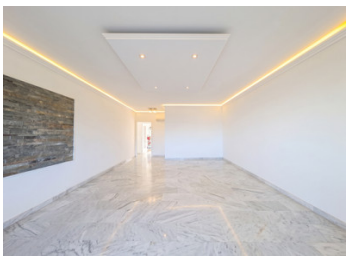
# 1-Bedroom Apartment with Sea View in Coveted Gated Condominium in Nice | Sea View | Swimming Pool | Tennis

EXCLUSIVE







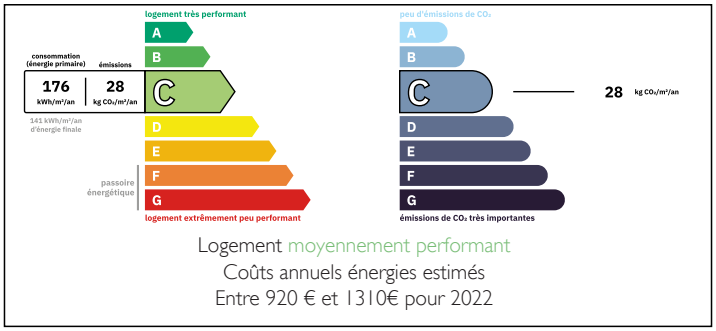








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 920 € et 1310€ pour 2022

## INFORMATION

| | |
|---|---|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 60 m2 |
| Outside Space: | 20 m2 |

## IN BRIEF

Vahe Pekmez and Leggett Intl Real Estate present a spacious 1-bedroom apartment located in the prestigious Abbaye de Roseland gated condominium in Nice's sought-after Fabron district.

The apartment features East-West dual exposure with two balconies. The modern layout consists of a living room, a separate kitchen, a walk-in closet, a bedroom (3 m by 4 m = 12 m2), a bathroom, and a separate toilet.

The 60 m2 interior space is complemented by an additional 20 m2 of outdoor space spread across the two balconies.

The gated condominium offers an exceptional array of amenities, including a dedicated caretaker, one of Nice's largest swimming pools, a children's paddling pool, two tennis courts, a playground, on-site shops, and beautifully maintained landscaped gardens, as

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.







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1618 EUR** |

## NOTES

## DESCRIPTION

OVERVIEW:
This 1-bedroom apartment is located in the prestigious "Abbaye de Roseland" complex in Nice's desirable Fabron district. This condominium is one of the best options for a convenient primary or secondary home on the French Riviera.

The gated community offers an array of top-tier amenities, including dedicated caretaker, 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.

The apartment is on the fourth floor of a nine-story building with elevator. It features underfloor heating throughout. Reversible AC provides additional comfort. All shutters and yawnings are electric for added convenience.

The monthly condominium fees are 250 € and include heating, cold and warm water.

Annual property tax is 1.600 €.

Its two east-west-facing balconies, offering views of the sea and the lush green hills of Nice, allow you to enjoy the sun all day long.

A private storage space in the basement is included in the price. A closed parking spot is available as an option. Shared resident parking is available within the condominium.

THE LAYOUT:
The well-planned 60m² of interior living space is complemented by an additional 20m2 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 sea views. The layout also includes a convenient separate WC, a bathroom,