LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41247VAP06 Price: 250 000 EUR

agency fees to be paid by the seller

1-Bed Apartment in Nice West | Modern Condominium | Pool | Spacious Terrace | Big Garage as Option | Furnished







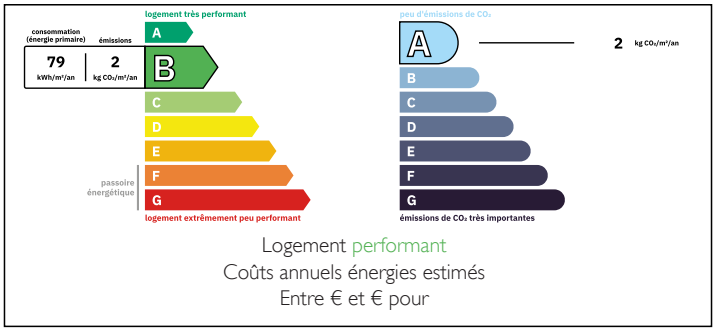








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	14 m2

IN BRIEF

In the sought-after Corniche Fleurie neighborhood of Nice, discover this charming 1-bed, turn-key apartment located in a beautiful, secure, and perfectly maintained condominium built in 2012.

Featuring an interior living surface of 45 m2 and a large 14.5 m2 Southwest-facing terrace, it offers a peaceful living environment.

The apartment is sold fully furnished and consists of an entryway with a closet, a bright living room with an open-concept, fully equipped kitchen, a cozy bedroom, and a bathroom with a toilet and washing machine.

A private pool within the residence allows you to fully enjoy the Côte d'Azur climate.

A spacious garage in the basement (4.4 m x 5.6 m) is available as an option (€30,000).

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.

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LOCAL TAXES

Taxe foncière: **1425 EUR**

NOTES

DESCRIPTION

OVERVIEW

Located in a sought-after residential neighborhood, this 2-room apartment offers a peaceful and bright living environment within a modern, secure gated community. Its large, sunny terrace and view of the hills make it an ideal place to relax. The immaculate common areas and private pool further enhance the appeal of this property, which is perfect as a primary residence, second home, or rental investment.

The apartment is equipped with double-glazed windows and electric roller shutters.

Individual heating via electric convector heaters. Central hot water system.

Monthly condo fees of 180€.

LAYOUT

The 45.47 m2 apartment comprises an entrance hall with closet, a living room opening onto a modern fitted kitchen, a comfortable bedroom, and a bathroom with toilet and washing machine.

All rooms open onto a beautiful 14.5 m² terrace, facing southwest. The apartment is equipped with double glazing, electric shutters, electric convector heaters, and gas hot water. With its included furniture and excellent condition, it offers immediate comfort. A large closed garage completes the property.

THE NEIGHBORHOOD

La Corniche Fleurie is one of the most pleasant neighborhoods in Nice, appreciated for its calm, greenery, and quality of life. Close to amenities, nurseries, schools, local shops, and major roads, the area combines tranquility and convenience.

Transport links provide easy access to the city center, the promenade, and the airport. A peaceful, family-friendly, and sought-after setting, ideal for