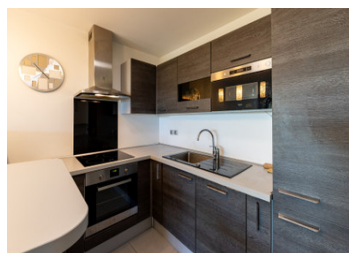


1-bedroom luxury apartment, 45.47m² with swimming pool and sunny terrace Nice West Corniche Fleurie



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	45 m ²
Outside Space:	14 m ²



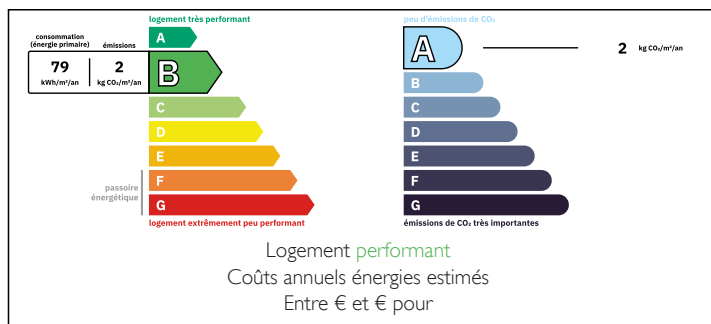
IN BRIEF

In the sought-after Corniche Fleurie neighborhood of Nice, discover this charming 45.47 m² one-bedroom apartment, located in a beautiful, secure, and perfectly maintained recent residence.

Boasting a large 14.5 m² south-west facing terrace, it offers unobstructed views of the hills and a peaceful living environment, ideal for those who love tranquility and green spaces.

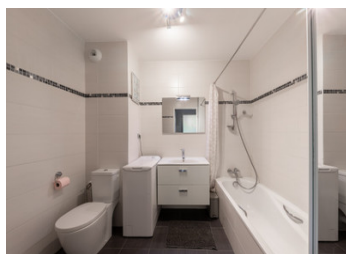
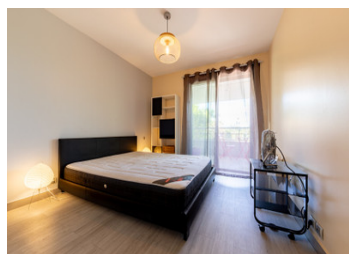
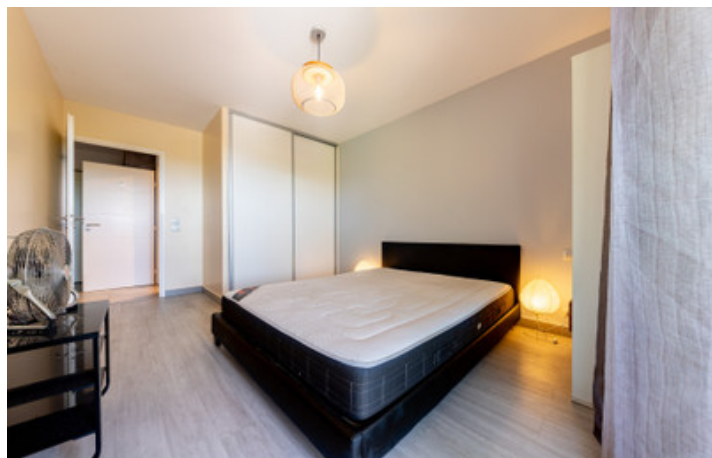
The apartment is sold fully furnished and comprises an entrance hall with cupboard, a bright living room with open-plan fitted kitchen, a pleasant bedroom, and a functional bathroom with toilet and washing machine. A private swimming pool within the residence allows you to enjoy the Côte d'Azur climate to the full.

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.



LOCAL TAXES

Taxe foncière: 1425 EUR

NOTES

DESCRIPTION

OVERVIEW

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

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 convactor 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 enjoying the best of Nice while maintaining a sense of serenity.

Information about risks to which this property is