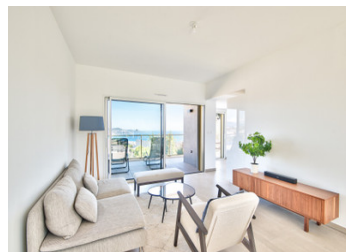


This superb 69.5m 2-bedroom apartment with terrace and sea view, facing west towards Nice Fabron.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	0 m2



IN BRIEF

In Nice West, close to L'Archet Hospital, discover this superb 69.25 m² 2-bedroom apartment located on the ground floor of a recent condominium delivered in 2021.

Double-aspect and bright, it offers comfortable volumes and a pleasant living environment.

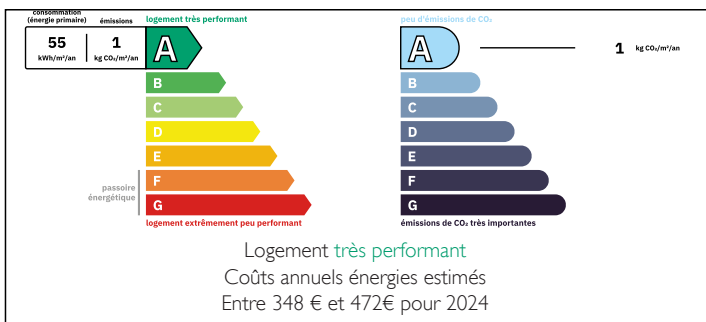
The apartment comprises an entrance hall, a bright living room with a fitted and equipped kitchen, two bedrooms, a modern bathroom, and a separate toilet.

You will be able to enjoy a large terrace, ideal for relaxing, with unobstructed views of the sea, Mont Boron, and the Promenade des Anglais.

Secure residence with swimming pool, high-quality amenities, apartment in perfect condition.

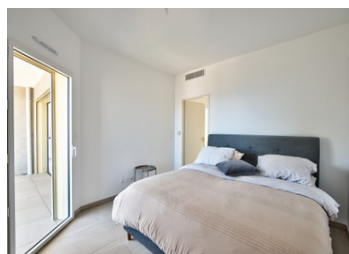
A closed garage in the basement completes this rare property, ideal as a primary residence or investment.

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

Overview

Located in the sought-after area of Nice Ouest, a stone's throw from L'Archet Hospital, this elegant 69.25 m² 2-bedroom apartment is on the ground floor of a contemporary, high-end condominium, delivered in 2021.

As soon as you enter, you will be charmed by the quality of the fixtures and fittings, the modernity of the spaces and the natural light provided by a pleasant double exposure.

The apartment enjoys a quiet, residential environment, while remaining close to amenities and transport links. In perfect condition, it requires no work and offers optimal comfort, both as a primary residence and as a secure investment.

Layout

The layout of the apartment has been carefully designed to combine functionality and well-being.

- An entrance hall with a fluid distribution of spaces
- A spacious and bright living room with a fully equipped fitted kitchen
- Two comfortable bedrooms, ideal for a family, a couple, or a mixed residential/office use
- A modern bathroom with contemporary finishes
- A separate toilet for added convenience

The living room opens onto a large terrace, a true extension of the apartment, perfect for outdoor dining or relaxing. It offers exceptional unobstructed views of the sea, Mont Boron, and the Promenade des Anglais.

The apartment is equipped with contemporary amenities:

double glazing, air conditioning, fiber optics, communal heating, and hot water.

A locked garage in the basement completes this

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES