LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43927VAP06 Price: 790 000 EUR

agency fees to be paid by the seller

Fully Renovated Penthouse with 100 m Terrace in Secure Residence with Pool | Sea Views | Close to Promenade







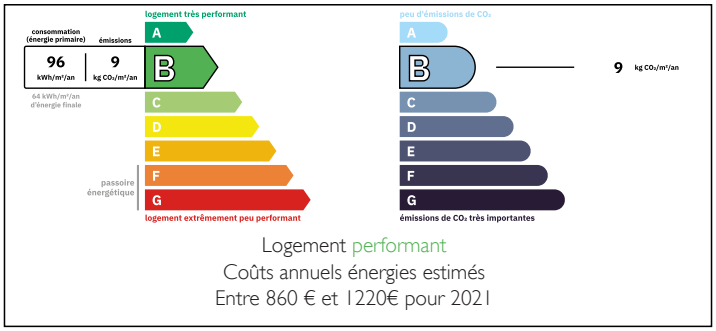








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 860 € et 1220€ pour 2021

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	78 m2
Outside Space:	100 m2

IN BRIEF

Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 78m² of interior living space extended by a spectacular 100 m2 three-sided terrace, the apartment enjoys abundant natural light and sea views.

The penthouse apartment is ready to welcome its very first owner after a full refurbishment.

The layout features a spacious, south-facing open-plan living room with kitchen, two bedrooms plus a child's bedroom or office, air conditioning and modern finishes throughout.

The apartment is set within a secure and well-maintained gated condominium with swimming

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.

A virtual tour is...

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LOCAL TAXES

Taxe foncière: **1800 EUR**

NOTES

DESCRIPTION

OVERVIEW:
Vahe Pekmez and Leggett International Real Estate present a penthouse apartment in the Lower Fabron district, near Magnan and only minutes from the Promenade des Anglais.

Offering 78 m² of interior living space complemented by an exceptional 100 m2 terrace surrounding the apartment on three sides, the property perfectly combines comfort, brightness and outdoor living — ideal for enjoying the Côte d'Azur climate year-round.

The apartment benefits from air conditioning in every room and modern design choices, while being located in a secure, well-maintained gated residence featuring a swimming pool, elevator, caretaker, landscaped gardens, children's playground and security cameras.

A basement storage unit is included, and a large closed double garage can be acquired as an option. Shared parking spaces are also available within the residence.

Condominium fees: 190 € / month

The apartment boasts a near-perfect B/B energy rating due its recent renovation, optimizing its running costs.

LAYOUT:
Located on the top floor, this 3-bedroom apartment offers an interior living space of 78 m2 (Loi Carrez), enhanced by an expansive outdoor terrace of 100 m2.

An entrance hall leads directly into a bright 24 m2 living room and an adjoining 7 m2 separate kitchen, both opening onto the terrace. A central hallway connects the sleeping quarters, which feature three bedrooms: a first bedroom of 9 m2, a second bedroom of 10 m2 with an ensuite shower room of