LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43933VAP06 Price: 490 000 EUR

agency fees to be paid by the seller

Fully Renovated 2-Bed Penthouse | Dual Terraces of 47 m2 | Pool & Caretaker | In Walking Distance to Beach







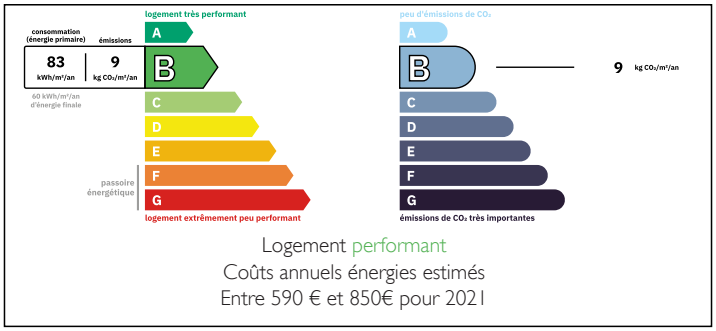








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 590 € et 850€ pour 2021

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	55 m2
Outside Space:	47 m2

IN BRIEF

Vahe Pekmez and Leggett Intl Real Estate present this fully renovated two-bedroom penthouse apartment located between the Lower Fabron / Magnan districts and close the Promenade des Anglais.

The apartment features app. 55 m2 of interior living space extended by two terraces totaling over 47 m2, benefiting from dual exposure and excellent natural light throughout the day. A way of life that blends indoor and outdoor living, in the spirit of the Côte d'Azur, is guaranteed.

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

The layout features a bright open-plan living room with kitchen opening onto a southwest-facing terrace, two bedrooms with access to a second terrace, a modern shower room, and a separate

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:	**1200 EUR**

NOTES

DESCRIPTION

OVERVIEW:
This fully renovated two-bedroom apartment represents an attractive opportunity in the sought-after Lower Fabron district, near Magnan and only minutes from the Promenade des Anglais.

The penthouse provides a pleasant balance between indoor comfort and outdoor living, ideal for enjoying the Mediterranean, French Riviera climate year-round.

The apartment benefits from reversible air conditioning in each room and contemporary finishes within a secure and well-maintained gated residence featuring a swimming pool, caretaker, landscaped gardens, children's playground and security cameras.

A basement storage unit is included in the price, while a private outdoor parking spot can be purchased as an option. Shared parking spaces are also available inside the residence.

Condominium fees: 200 €/month

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

LAYOUT:
The apartment opens onto an entrance leading to a bright open-plan living area with an integrated kitchen (23 m2), designed as the central living space. Large sliding doors connect the living room directly to a southwest-facing terrace, ideal for outdoor dining and relaxation.

The sleeping area includes:

One main bedroom (approx. 12 m2) with terrace access
One second bedroom (approx. 10 m2) with terrace access