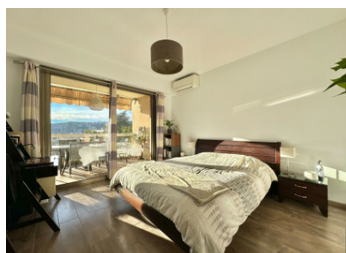
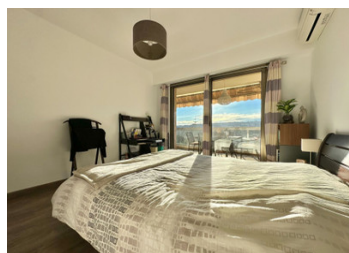
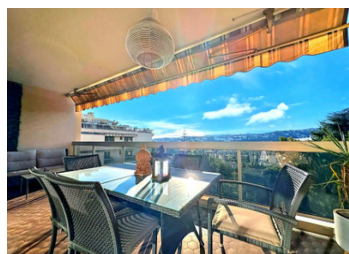


Apt 4rooms, 108m , 2 terraces 16m , floor 4 of 5. 3 bedrooms, 1 bath, 1 shower, Cellar, garage, pool, tennis



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	108 m2
Outside Space:	16 m2

IN BRIEF

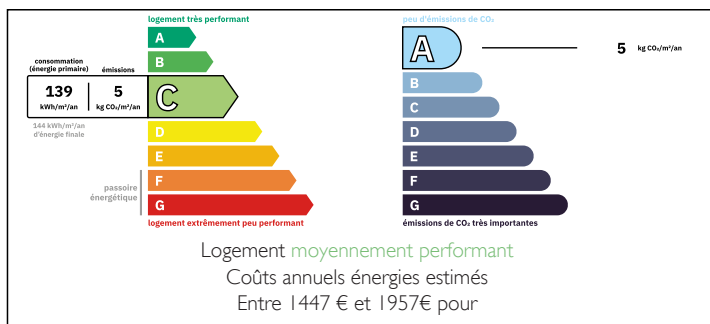
Located in one of Nice's most sought-after residential areas, this apartment enjoys a privileged setting within a prestigious, secure residence renowned for its high-quality amenities: pool house, tennis court, gym with sauna, and expansive green spaces.

It boasts high-quality features, including double glazing, reversible air conditioning, electric blinds and roller shutters, and a reinforced door, all guaranteeing optimal comfort every day.

A large, closed garage and a cellar complete this rare property in the area.

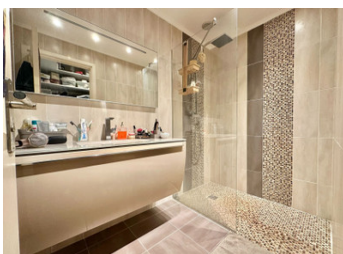
A desirable address, a prestigious residence, a commanding panoramic view, and comprehensive amenities: a property perfectly positioned for a high-quality investment.

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

Ideally located on the 4th floor with elevator access, this east/west facing apartment features an entrance hall leading to all the main rooms for a smooth and functional layout. The bright, west-facing living room opens onto a spacious terrace offering panoramic views of Nice.

The terrace is also accessible from the master bedroom, which has an en suite bathroom and a walk-in closet. Two further comfortable bedrooms and a fully equipped separate kitchen have direct access to a second east-facing terrace with a partial sea view. The apartment also includes a shower room and a separate toilet.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2827 EUR

NOTES