LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44416VAP06 Price: 410 600 EUR

agency fees included: 0 % TTC to be paid by the buyer (415 000 EUR without fees)

2-Bed Apartment with Sea View in Nice Lower Fabron – Near Beaches & Tram - Garage & Storage







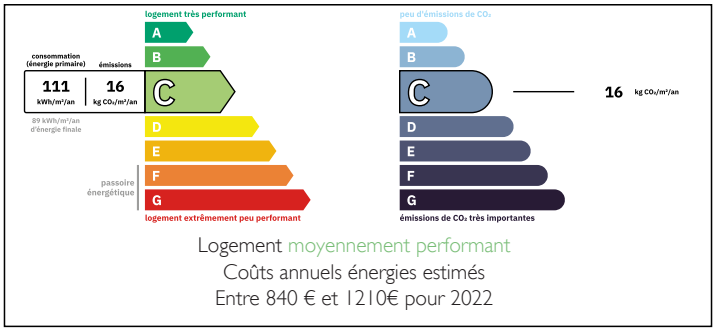








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 840 € et 1210€ pour 2022

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	81 m2
Outside Space:	16 m2

IN BRIEF

Located in the lower section of the highly sought-after residential Fabron district of Nice, this bright 80.82 m2 cross-layout apartment offers a comfortable living environment on the Côte d'Azur.

Situated on a high floor of a well-maintained residence with an elevator, caretaker and lush gardens, the property benefits from a South-East orientation and sea views.

The interior is in excellent condition, featuring modern comforts such as AC in every room, double glazing, and fully electric shutters and sunshades.

Its proximity to the Promenade des Anglais (10-minute walk) and the Fabron tram station ensures easy access to the city center and the airport.

The layout is perfectly adapted for a second home

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:	**1800 EUR**

NOTES

DESCRIPTION

OVERVIEW:
This 2-bedroom apartment is positioned in one of Nice's most convenient residential neighborhoods: Lower Fabron.

The property is part of a secure, well-managed condominium known for its manicured common areas and gardens.

The apartment features a cross-layout design that allows for natural cross-ventilation and optimal light throughout the day. Residents enjoy modern comfort with central heating (included in the monthly fees of approximately 240€), reversible air conditioning in all rooms, and the convenience of a bus stop located directly in front of the residence. Yearly property tax amounts to 1,800€ per year.

LAYOUT:
The apartment features a generous 80.82 m² interior living space, supplemented by 15.73 m² of outdoor space distributed over two balconies.

Living Area: A spacious 37.72 m² open-plan living room and kitchen that opens directly onto the main 8.08 m² front balcony with sea views.

Bedroom 1 (12.95 m²): A comfortable primary bedroom with direct access to the rear balcony as well as a massive 10.06 m² dressing/laundry. This space offers significant flexibility and could easily be converted into a second shower room or a large private office.

Bedroom 2 (12.03 m²): A bright second bedroom with also direct access to the rear balcony and featuring a full-sized integrated closet.

Bathrooms & Amenities: A central 4.72 m² shower room with WC and an additional guest WC (0.74 m²).

Exterior: The 7.65 m² back balcony provides a quiet