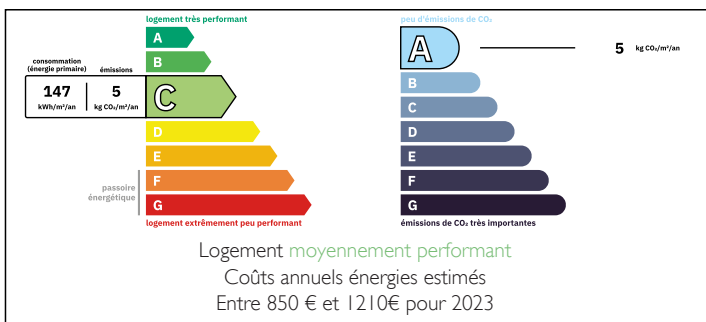


Sea View Apartment with Resort Amenities in Nice's Prestigious Lanterne District



ENERGY - DPE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	58 m2
Outside Space:	15 m2

IN BRIEF

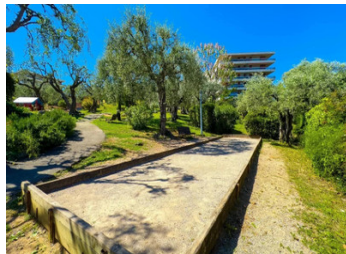
Ross Johnson and Leggett International Real Estate are delighted to present this 1-bedroom dual-aspect apartment of 57.5 m² located on the 4th floor of the prestigious Les Belles Terres residence in Nice's sought-after Lanterne district.

The apartment features a bright 25.8 m² living room that opens onto a 10 m² south-facing terrace with a sea view. The bedroom includes built-in storage and leads to a separate west-facing balcony of 5 m², offering a quiet retreat with afternoon light. The property is completed by an entrance hall, a bathroom, a separate WC, and a dedicated dressing room.

Les Belles Terres condominium is fully secured. It offers both concierge and caretaker services, and offers an exceptional range of shared amenities such as a landscaped park with lagoon-style swimming pool, tennis courts, a fitness room, and clubhouse.

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.



LOCAL TAXES

Taxe foncière: 1820 EUR

NOTES

DESCRIPTION

This 57.5 m² dual-aspect 1-bedroom apartment is located on the 4th floor of the prestigious Les Belles Terres residence in Nice's Lanterne district. A bright living room opens onto a spacious terrace with panoramic sea views, while the residence offers resort-level amenities including pool, tennis courts, and security. In need of renovation, the property includes a basement parking space and cellar and represents an excellent opportunity for customization and value creation.

Key Features:

4th Floor

Living room: 25.8 m²

Bedroom with built-in storage

Bathroom

Separate WC

Dressing room

Terrace (east-facing, sea view): 9.97 m²

Balcony (west-facing): 5.3 m²

Underground Parking space

Cellar

Situated in the Lanterne district of western Nice, Les Belles Terres occupies a peaceful, elevated position within the Fabron area — one of the city's most desirable residential neighborhoods.

Daily essentials are close at hand, with shops, restaurants, bakeries, and pharmacies within reach. Families are well served by nearby schools at all levels. Public transport links are convenient, with several bus routes connecting the district to the city center, and the coast. The Nice tramway Line 2 provides a direct connection between the western neighborhoods and Nice Côte d'Azur International Airport, located approximately 5 km away.

Co-owned building of 546 units

Provisional annual charges: 3240€

Information about risks to which this property is