LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45390ROJ06 Price: 949 000 EUR

agency fees to be paid by the seller

Renovated 3-Bedroom Apartment with Sea Views in Nice's Fabron Neighborhood

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	117 m2
Outside Space:	55 m2

IN BRIEF

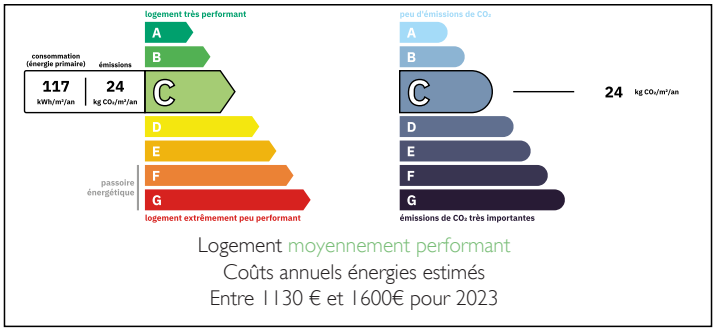
Ross Johnson and Leggett International Real Estate are delighted to present this fully renovated 117 m² three-bedroom apartment, set on the fifth floor within the prestigious Abbaye de Roseland condominium in Nice's Fabron district.

This stunning 3-bedroom apartment enjoys a corner location and a 55 m² terrace with wrap-around exposure and panoramic views. The bright 46 m² living room opens directly onto the terrace, creating luxurious setting for both relaxing and entertaining.

The apartment has been completely renovated using quality materials, with double-glazed windows and air conditioning throughout. The separate kitchen comes fully equipped with quality appliances. The apartment has three bedrooms, including a master suite with a private bathroom and dressing room.

Abbaye de Roseland is a secure, caretaker-managed

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1130 € et 1600€ pour 2023

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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NOTES

DESCRIPTION

This fully renovated 117 m² three-bedroom apartment sits on a high floor of the Abbaye de Roseland residence in western Nice, with panoramic sea views. A 46 m² living room opens onto a 55 m² wrap-around terrace, and the property includes a master suite with dressing room. The secure, caretaker-managed residence offers a swimming pool, tennis courts, landscaped green spaces, and shared parking.

Room dimensions:

- Living room: 45.93 m²
- Kitchen: 8.85 m²
- Bedroom 1 (master suite): 16 m²
- Dressing room: 4.59 m²
- Bedroom 2: 12 m²
- Bedroom 3: 12 m²
- Bathroom 1: 4 m²
- Bathroom 2: 4 m²
- Terrace: 55 m²

Set in the hills of western Nice, the Fabron district offers a peaceful residential setting within easy reach of the coast. Abbaye de Roseland is one of the area's most sought-after addresses: a historic, gated estate, valued for its calm, its security, and its proximity to the beaches roughly 1 to 2 km away.

Day-to-day amenities are close at hand, with a grocery shop and several restaurants within a short walk of the residence. The property is around 1.5 km from the Promenade des Anglais and roughly 6 km from Nice Côte d'Azur International Airport, about ten minutes by car. This is a rare opportunity to acquire a turnkey, sea-view home within one of Nice's most prestigious residences.

Co-owned building of 488 units
Provisional annual charges: 6000€

Information about risks to which this property is