LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45866MRB06 Price: 620 000 EUR

agency fees to be paid by the seller

Exceptional Panoramic Sea Views – 2-Bedroom Apartment for Renovation in a Prestigious Residence in Nice Fabron



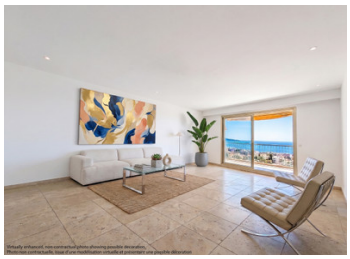




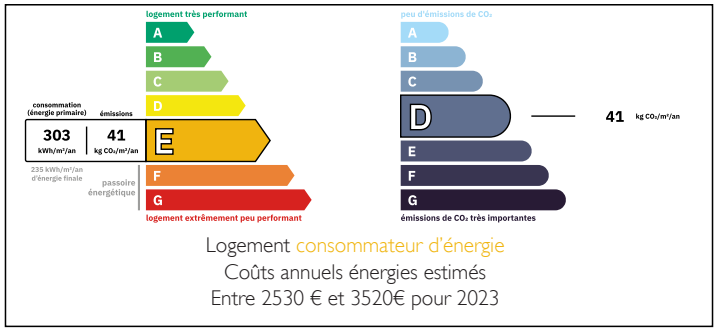








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2530 € et 3520€ pour 2023

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	45 m2

IN BRIEF

Located within one of Nice's most prestigious and sought-after residences, this 80m2 dual-aspect apartment offers breathtaking panoramic views over the Mediterranean Sea and exceptional renovation potential.

Situated on the 2nd floor with elevator access, it benefits from a rare triple exposure and an impressive 45m2 wraparound balcony, allowing you to enjoy sunshine throughout the day. The property comprises a bright living area, two bedrooms, a bathroom, two WCs, a private underground garage and a cellar. Residents enjoy exclusive amenities including one of the largest swimming pools in Nice, a private restaurant, tennis courts, a children's paddling pool, playgrounds and scenic walking trails through a private woodland estate. Ideally located just 5 minutes from the beaches and 15 minutes from Nice International Airport and the historic city centre, this is a rare opportunity in a truly

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.

Ref: A45866MRB06 Price: 620 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2200 EUR**

NOTES

DESCRIPTION

Overview

Commanding breathtaking views over the Mediterranean from one of Nice's most iconic residential estates, this exceptional apartment offers a rare lifestyle where understated luxury, privacy and spectacular scenery come together in perfect harmony.

Set within a highly sought-after private domain renowned for its prestige and exclusive amenities, this rare property enjoys a privileged position overlooking the Bay of Nice and the sparkling azure waters of the French Riviera.

From the moment you enter, the abundance of natural light is immediately striking. Benefiting from a highly desirable triple aspect, the apartment is bathed in sunshine throughout the day, while the magnificent sea views create a captivating backdrop from every angle.

Offering approximately 80 sqm of living space, complemented by nearly 45 sqm of terraces and balconies, the property presents an outstanding opportunity to create a bespoke luxury residence in one of Nice's most coveted and tightly held locations.

A rare opportunity for discerning buyers seeking to personalise an exceptional property within one of the French Riviera's most prestigious residential environments.

Layout & Features

Spacious Interiors Opening onto the Mediterranean

The apartment offers approximately 80 sqm of living space and benefits from an attractive dual-aspect layout designed to maximise natural light and panoramic views.