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Ref: A47458VAP06 Price: 179 000 EUR

agency fees to be paid by the seller

Bright 2-Bed Apartment in Drap near Nice – South Balcony, Open Views & Village Square Setting

EXCLUSIVE







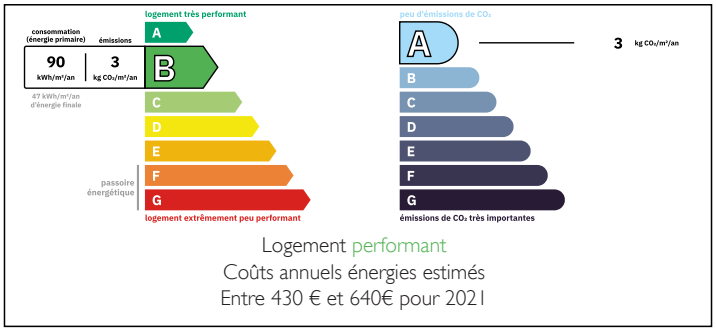








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 430 € et 640€ pour 2021

INFORMATION

Town:	Drap
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	42 m2
Outside Space:	3 m2

IN BRIEF

Vahe Pekmez and Leggett International Real Estate present this apa on a charming village square in Drap, close to Nice and La Trinité, this compact 2-bedroom apartment offers 42 m2 of interior living space (47 m2 total floor area) on the second floor of a traditional stone building without elevator.

Benefiting from a bright dual-aspect cross-layout (traversant), an open living area with kitchen extends onto a south-facing balcony. The balcony commands open, picturesque views over the square, the church bell tower, and surrounding green hills.

The functional layout includes two peaceful bedrooms (12 m2 and 11 m2), an upgraded contemporary shower room with WC, and built-in under-stair storage.

Equipped with reversible air conditioning and double glazing, it offers comfort in all seasons.

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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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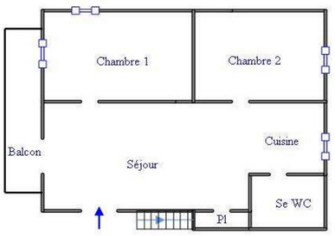
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LOCAL TAXES

Taxe foncière: **249 EUR**

NOTES

DESCRIPTION

OVERVIEW:
This bright and compact two-bedroom apartment is ideally situated in Drap, located on a small village square directly adjacent to La Trinité and just minutes from Nice. Perched on the second floor of a characterful traditional stone village building without elevator, the property enjoys an authentic Provencal setting with immediate access to all village amenities.

A major asset of the apartment is its dual-aspect cross-layout (traversant), which fills every room with abundant natural light throughout the day and allows for refreshing natural cross-ventilation. The living area opens directly onto a private south-facing balcony offering sweeping, open views across the tree-lined square, the historic chapel and bell tower, and the green hillsides of the Paillon valley.

Fitted with modern comforts including reversible air conditioning and double glazing, this low-maintenance property is move-in ready.

LAYOUT:
Occupying the second floor, the apartment features an optimized interior layout of 42 m2 Loi Carrez and 47 m2 total floor area, making efficient use of every square meter.

The entrance opens into the central living room, finished with light wood flooring and a contemporary stone-effect accent wall. The open-plan layout connects fluidly into the functional fitted kitchen. From the living room, double glass doors lead out onto the south-facing balcony (3 m2), an inviting outdoor space perfect for morning coffee or outdoor dining while taking in the open village and mountain views.

Conveniently positioned off the living area is the fully modernized shower room with WC, finished in sleek contrasting tiles and equipped with a...