LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48732VAP06 Price: 1 299 000 EUR

agency fees to be paid by the seller

**Rare Top Floor Penthouse with 6 bedrooms, 150m2 triple terrace, Sea View, Pool, Caretaker, Double garage**

EXCLUSIVE



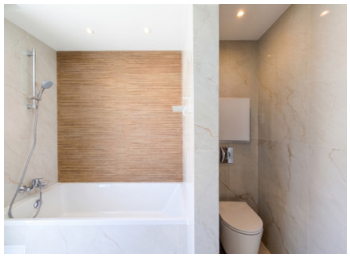




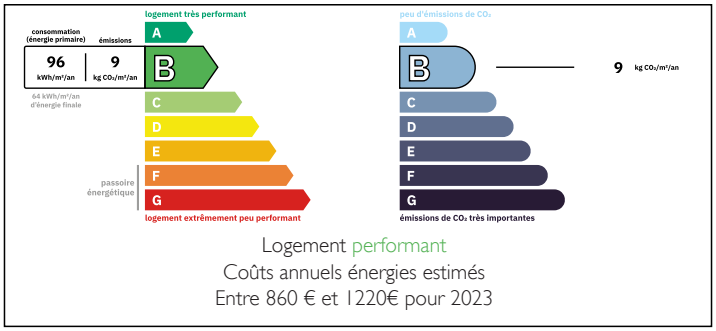








## ENERGY - DPE




Logement performant
Coûts annuels énergies estimés
Entre 860 € et 1220€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 133 m2 |
| Outside Space: | 150 m2 |

## IN BRIEF

Vahe Pekmez and Leggett International Real Estate present an exceptional, top-floor penthouse apartment within a few minutes of walking distance from the beaches of Nice.

The 133m2 (1.430 sq ft) apartment is fully and recently renovated and features 6 bedrooms in its current layout, making it perfect for a large family or flexible living. The apartment is perched as the sole residence on the top-floor, ensuring total privacy and a true sense of exclusivity.

It boasts a spectacular 150m2 triple terrace with sea views that surrounds the property, ensuring all main rooms enjoy direct outdoor access and excellent natural light.

Set within a perfectly maintained, secure residence offering a swimming pool, caretaker, landscaped gardens, and a playground.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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## NOTES

## DESCRIPTION

OVERVIEW:

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Two apartment comes with a spacious double garage from which the penthouse is directly accessible by elevator. The package is completed by two private basement storage rooms, all included in the asking price.

Thanks to the recent full renovation, the apartment boasts an excellent B/B energy rating, optimizing everyday energy costs.

Condominium fees amount to 390€ / month.

AREA:

Located in the Bas Fabron / Faculté de Lettres neighborhood, this penthouse enjoys a perfectly balanced residential environment, blending absolute tranquility with immediate proximity to urban conveniences. This district is highly sought after for its easy access to the sea, local shops, public transport, and university facilities, making it ideal for a primary residence or a premium investment.