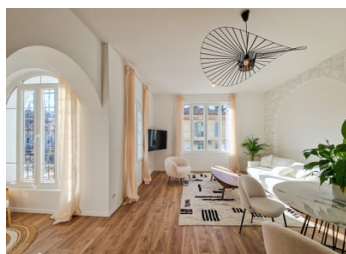


Modern & Sun-Bathed I-Bedroom Apartment in Nice by the Promenade Des Anglais



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	54 m ²
Outside Space:	52 m ²

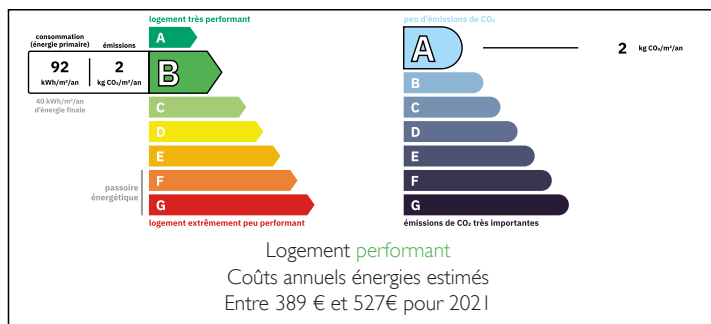


IN BRIEF

This exceptional one-bedroom apartment stands out in a quaint condominium located just a 5-minute stroll from the renowned Promenade des Anglais in Nice in the district of Fabron.

Recently established, the condominium is the result of the thoughtful division of a charming traditional French stone building into six contemporary living units, each boasting its private outdoor spaces. The recent renovation, backed by a 10-year guarantee, ensures peace of mind for the new owners, enhancing the appeal of this remarkable property.

ENERGY - DPE



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.



DESCRIPTION

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The apartment enjoys exceptional sun exposure throughout the year. The inviting entrance hall seamlessly connects to the bedroom through a contemporary glazed partition door. The spacious and luminous living room features a fully equipped open-plan kitchen and is connected to the generous shower room with a WC.

But the highlight of this apartment is undoubtedly the large, sun-bathed private terrace that is accessible directly from the main entrance of the apartment.

Operating expenses are kept to a minimum thanks to modest condominium fees and the flat's low energy consumption.

The apartment suits every purpose seamlessly, whether it be a year-round primary residence, a holiday retreat, or a secure investment given its prime location.

We anticipate a swift sale of the apartment. If you're interested, it's advisable to act promptly!

Additional photos, a video and a virtual tour are available upon request.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES