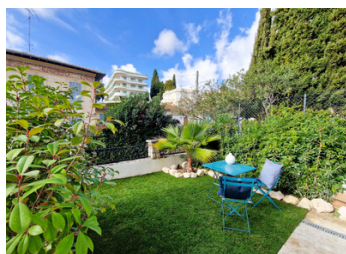


Rare 2-Bedroom Apartment with a Beautiful Private Garden a Stone's Throw from the Beach, Completely Renovated



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	77 m2
Outside Space:	43 m2

IN BRIEF

This exceptional two-bedroom apartment seamlessly combines historic charm with modern comforts in Nice's sought-after Fabron district, just a short 5-minute walk from the iconic Promenade des Anglais.

Located in a beautifully restored French stone building, now elegantly converted into five exclusive residences, this home features a spacious private garden, offering a serene outdoor retreat for year-round enjoyment. Set on an elevated ground floor on a quiet side street, it ensures both privacy and tranquility.

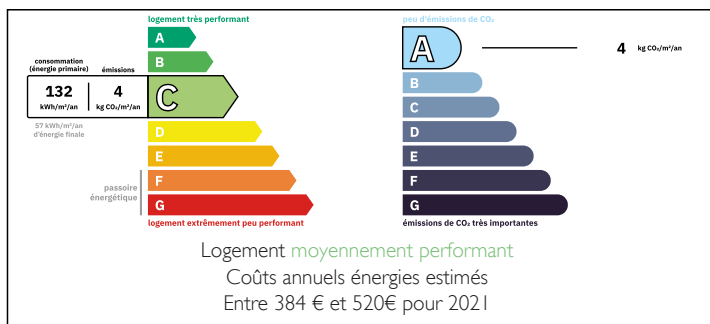
Recently renovated to the highest standards, the apartment comes with a 10-year guarantee, providing future owners with long-term peace of mind.

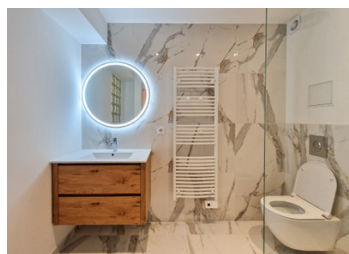
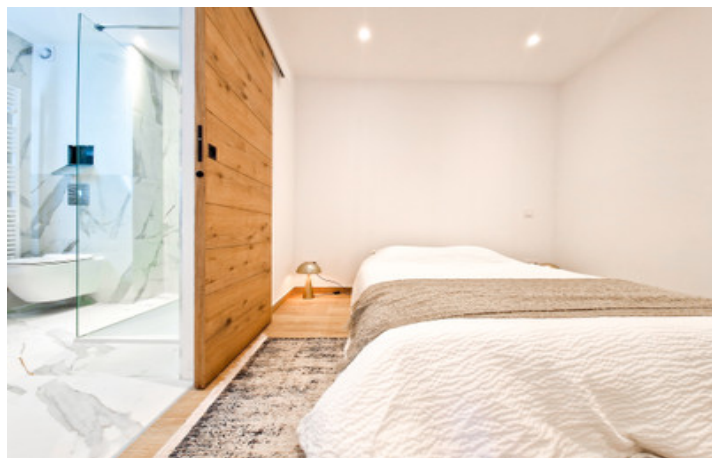
A rare investment opportunity, this property is

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.

ENERGY - DPE





DESCRIPTION

OVERVIEW:

Located in a newly built condominium in Nice's sought-after Fabron district, this elegant two-bedroom apartment is waiting for its first owner.

Just a short walk from the stunning beaches of the Côte d'Azur, the property has been recently completed and comes with a 10-year legal guarantee, ensuring long-term peace of mind.

A key feature of this apartment is its private, sunlit outdoor space, accessible directly from the living area—an ideal spot for relaxation and entertaining.

With low condominium fees and energy-efficient features, this residence offers a cost-effective and comfortable living environment. The apartment can also be purchased fully furnished for immediate move-in.

THE LAYOUT:

Designed for both comfort and practicality, the apartment boasts a well-optimized rectangular layout, eliminating any wasted space.

The bright living room with an open-plan kitchen serves as the central hub, seamlessly extending to the private garden.

Each of the two bedrooms features its own private shower room, offering convenience and privacy for residents or guests. One of the bedrooms is further enhanced by a spacious walk-in dressing room, adding extra storage and functionality.

THE AREA:

Nestled between Nice's lively city center and the international airport, Fabron is one of the city's most desirable residential districts. Stretching from the Promenade des Anglais to the scenic hills, this area is known for its elegant villas, modern residences, and tranquil Mediterranean atmosphere.

LOCAL TAXES

Taxe habitation: EUR

NOTES