

Renovated 2-bedroom apartment with an open-air terrace, located in a condominium with a pool



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	68 m <sup>2</sup>
Outside Space:	27 m <sup>2</sup>

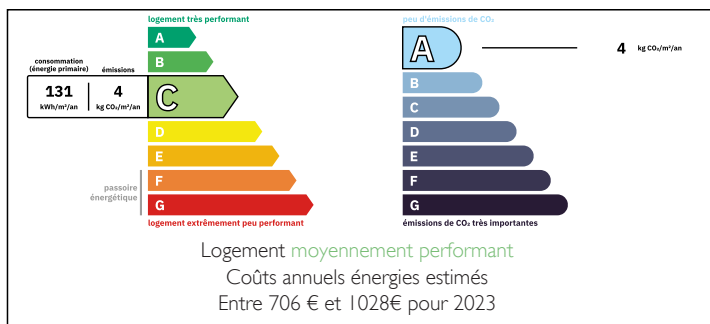
## IN BRIEF

Discover this stunning 68 m<sup>2</sup> two-bedroom apartment in the highly sought-after Fabron neighborhood, where modern convenience meets Mediterranean lifestyle. Completely renovated with quality materials, this property features a magnificent 40m<sup>2</sup> open-plan living area with a fitted kitchen boasting a large central island - perfect for both daily living and entertaining.

The apartment's crown jewel is its expansive 27 m<sup>2</sup> south-facing terrace, accessible from both the living room and master bedroom, offering abundant natural light and ample space for outdoor dining and relaxation.

The apartment also comes equipped with two well-appointed bedrooms, a stylishly renovated bathroom, and a separate toilet. Further, individual reversible air-conditioning units ensure year-round comfort.

## 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.



## LOCAL TAXES

**Taxe foncière: 1414 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Overview

Discover this stunning 68 m<sup>2</sup> two-bedroom apartment in the prestigious Fabron neighborhood. Completely renovated with quality materials, this exceptional property features a magnificent 40 m<sup>2</sup> open-plan living area with a fitted kitchen boasting a large central island - perfect for both daily living and entertaining.

The apartment's crown jewel is its expansive 27 m<sup>2</sup> south-facing terrace, accessible from both the living room and master bedroom, offering abundant natural light and ample space for outdoor dining and relaxation.

Two well-appointed bedrooms, a stylish renovated bathroom, and separate toilet provide comfortable accommodation, while individual reversible air-conditioning units ensure year-round comfort.

Located in a secure condominium with swimming pool, this peaceful retreat includes a basement cellar for additional storage, with the option to purchase a private garage.

### Location

Situated in western Nice, the coveted Fabron district stretches from the Mediterranean seafront to the western hills, offering outstanding quality of life. This highly sought-after neighborhood is renowned for its exceptional green spaces, breathtaking panoramic views, and superior architectural quality, making it one of Nice's most notable residential areas.

Fabron offers the perfect balance of tranquil residential living and urban convenience. The district benefits from proximity to major institutions including L'Archet Hospital, the University Institute of Technology, and the Faculty of Arts, Letters, and Humanities.