

1st floor Apartment 112m , 3 beds, 2 baths, 44m terraces + 40m garden Double garage + cellar.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	112 m2
Outside Space:	85 m2

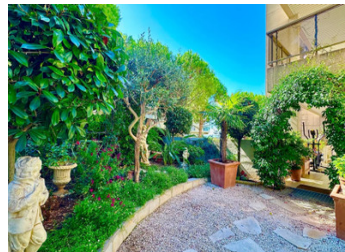
IN BRIEF

4-Room Apartment with Sea View - St Pierre de Féric

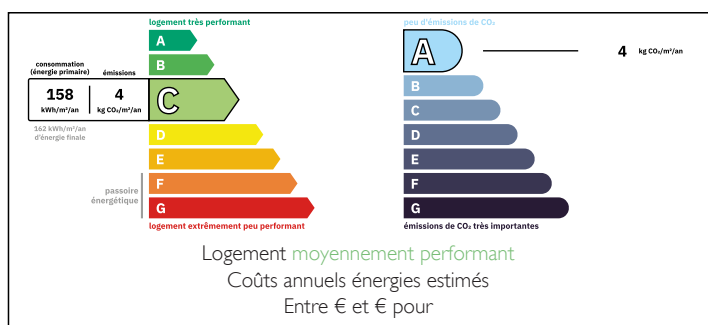
Located in the sought-after residential area of Saint-Pierre-de-Féric in Nice, we offer a beautiful corner apartment in a prestigious, secure residence, offering a privileged living environment with exceptional panoramic views of the sea and Cap d'Antibes.

A large cellar (approximately 7m² with electrical outlet), and a double closed garage in the basement, accessible by secure elevator are included in the price.

The residence offers rare amenities: infinity pool, children's pool, tennis court, bowling alley

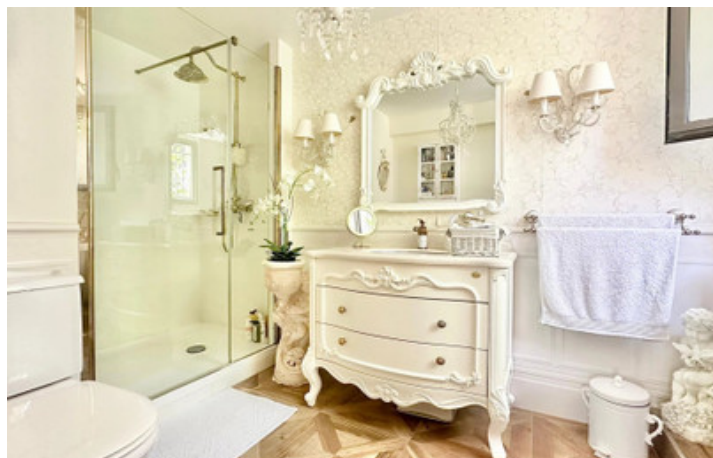


ENERGY - DPE



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

The living space consists of a spacious 52m² living room with an open-plan kitchen, opening onto a large south/west-facing terrace of approximately 30m², ideal for enjoying sunsets and sea views. A second terrace, accessible from the bedrooms and the living room, leads to a private garden with a charming cabin where you can enjoy salads and a barbecue. The apartment features three bedrooms, including a master suite with a full bathroom (bathtub, shower, and toilet) and ample storage space. A second shower room, as well as a dressing room and a separate toilet complete the apartment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2636 EUR

Taxe habitation: EUR

NOTES