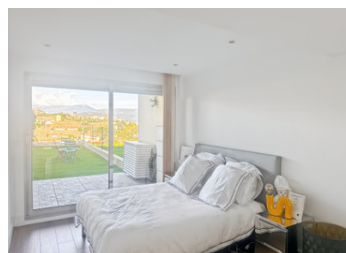
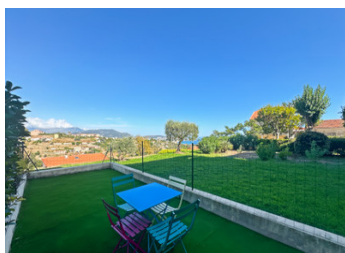


Beautiful 1-bedroom apartment 50.76m with terrace, garden, sea view, and swimming pool, located Nice Ouest



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	51 m2
Outside Space:	37 m2



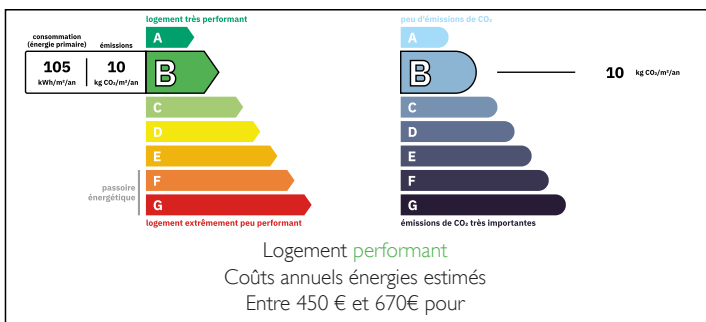
IN BRIEF

In a quiet and sought-after residential area in the Saint-Antoine district, discover this superb 50.76 m² one-bedroom apartment, tastefully renovated throughout and boasting an exceptional outdoor space.

Located on the raised garden level of a small condominium with a swimming pool and secure access, it offers a peaceful, bright, and modern living environment. This dual-aspect apartment has a 23 m² living room with an open-plan kitchen opening onto an intimate 30 m² terrace, ideally facing southwest.

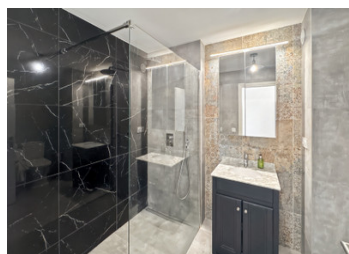
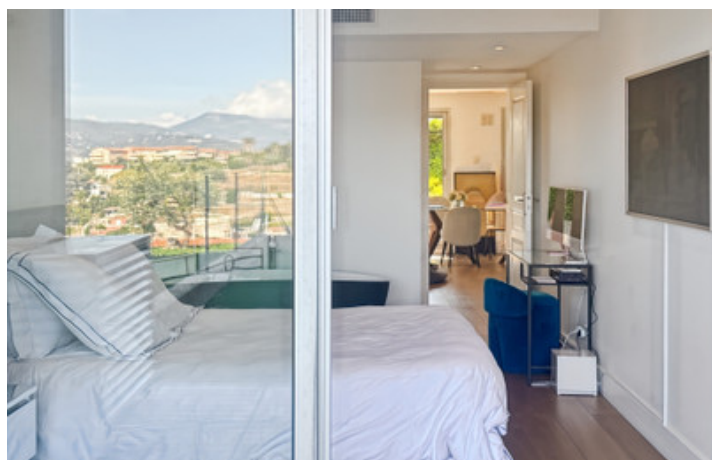
The 15 m² bedroom extends into a magnificent private garden of approximately 100 m² with a panoramic sea view. A contemporary shower room, laundry area, modern amenities (air conditioning, double glazing, electric shutters, fiber optic internet), and a cellar for exclusive use complete this rare

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: 1066 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW

This magnificent 50.76 m² one-bedroom apartment charms with its peaceful atmosphere, tasteful renovation, and generous proportions. Thanks to its dual exposure and large windows, the apartment is bathed in light all day long.

Its vast outdoor spaces—an intimate terrace off the living room and a landscaped garden off the bedroom—offer a natural extension of the living area. The quiet and well-maintained residence has a swimming pool that is perfect for sunny days.

LAYOUT

The apartment opens onto a modern 23 m² living room with an equipped open-plan kitchen, leading to a 30 m² sheltered terrace with no overlooking neighbors.

The bright and comfortable 15 m² bedroom opens onto a beautiful 100 m² garden offering a panoramic sea view. Contemporary shower room with toilet and laundry area.

The apartment is equipped with reversible air conditioning, double glazing, electric shutters, fiber optics, and a reinforced door. A cellar completes the property, as well as numerous visitor parking spaces within the condominium.

THE NEIGHBORHOOD

Located in the Saint-Antoine area, known for its suburban setting, tranquility, and commanding views, the apartment enjoys an ideal location. Shops, transportation, schools, and road access are all nearby.

The neighborhood appeals with its residential atmosphere and strategic location, allowing easy access to Nice's various points of interest while