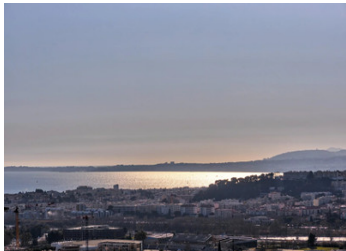
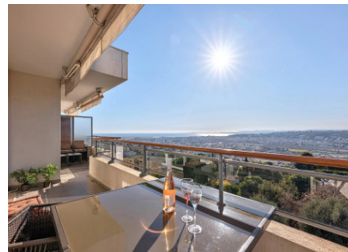


Nice FABRON. Top floor 4-room apartment. 79m . 3 beds, 1 bath, 1 shower room, 2 toilets. 22m terrace. Garage.



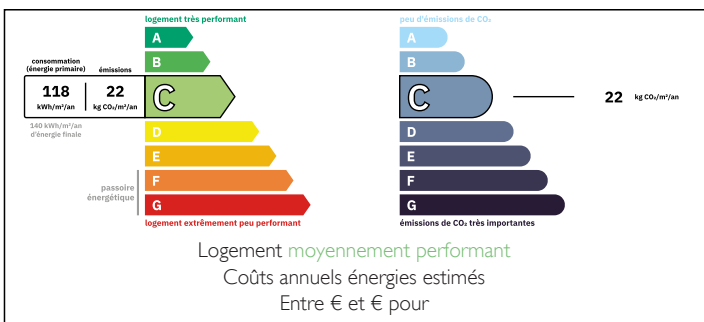
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	79 m2
Outside Space:	23 m2

## IN BRIEF

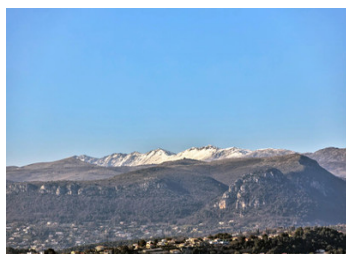
NICE - FABRON: Bright 4-room top-floor apartment with magnificent views and a garage. Located in a quiet residential area, just a 10-minute drive to the Promenade des Anglais, this 78.75 m<sup>2</sup> top-floor apartment offers breathtaking 180° views.

## 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

It comprises an entrance hall, a living room/kitchen, a spacious terrace, three bedrooms, a bathroom, a shower room, and a separate WC. The residence is secure, offering a peaceful living environment. The apartment is in excellent condition, and a garage is included in the price, adding significant value to this property.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES