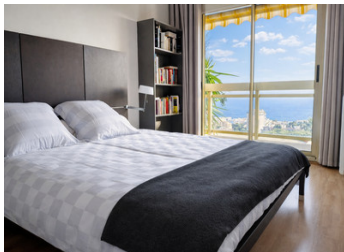


Spectacular Panoramic Sea Views: Modern 1-Bedroom Apartment in Nice's Lower Fabron

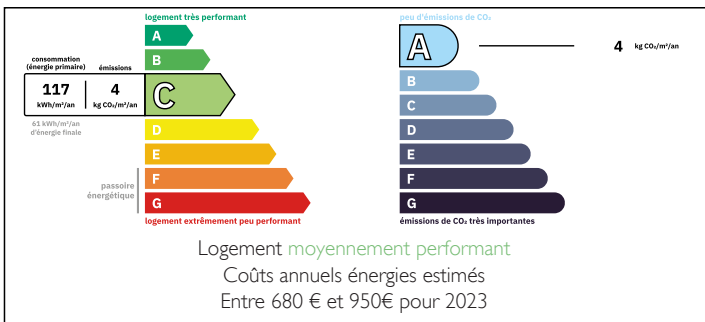


INFORMATION

| | |
|----------------|-------------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 56 m ² |
| Outside Space: | 9 m ² |



ENERGY - DPE



IN BRIEF

Situated in hills of Lower Fabron, this contemporary 1-bedroom apartment offers the perfect combination of tranquility and accessibility. This 56m² apartment features a spacious south-facing terrace with unobstructed views of the Mediterranean. The apartment's southern exposure ensures bright living spaces and year-round natural sunlight. The apartment features other modern amenities such as double glazing and electric shutters. Further, the fully fitted kitchen and integrated ceiling sound system add a touch of sophistication. The apartment is located in a secure gated condominium complete with swimming pool and concierge, while a private cellar provides convenient storage. With its hillside position on the West side of Nice, this apartment delivers spectacular panoramic views of both the sea and the city below, creating an tranquil living environment that captures the essence of French Riviera living.

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

This 1-bedroom apartment combines modern comfort with breathtaking beauty from its elevated hillside position. The south-facing terrace and living spaces offer unobstructed sea panoramas and an abundance of natural light.

Situated along Boulevard de l'Impératrice Eugénie in Lower Fabron, this apartment offers a balance of peaceful residential living with convenient city access. The location provides quick connections to the famous Promenade des Anglais, just 1.5km away, where residents can enjoy the Mediterranean coastline, beachfront restaurants, and vibrant commerce. The neighborhood benefits from excellent transport infrastructure, with regular bus services connecting to central Nice and the Nice tramway system. The property's proximity to Nice International Airport—just 5.5km away—makes it convenient for international travelers and holiday home owners. This hillside retreat delivers peaceful tranquility while maintaining easy access to Nice's cultural attractions, dining scene, and coastal amenities.

Co-owned building of 1 units
Provisional annual charges: 2004€

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

LOCAL TAXES

| | |
|------------------|----------|
| Taxe foncière: | 1681 EUR |
| Taxe habitation: | EUR |

NOTES