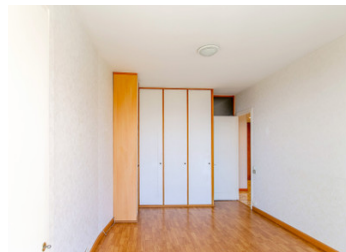
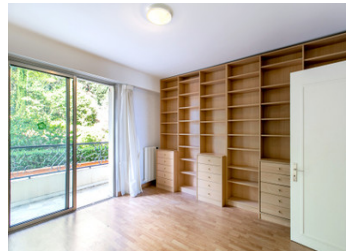


## Nice - Fabron. Bright and stunning large 3 bedroom apartment, pool, tennis



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Outside Space:	35 m <sup>2</sup>

## IN BRIEF

Nice West – Fabron Napoléon III | Prestigious Residence | Panoramic Sea View

Located in one of Fabron's most luxurious residences, Arcadia, with concierge, swimming pool, tennis court, and restaurant, this beautiful 3rd-floor 3-bedroom apartment of 110 m<sup>2</sup> offers exceptional potential.

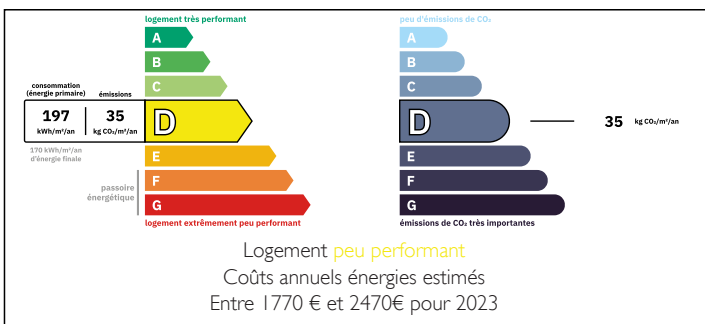
With dual exposure South/North, it features a large, deep terrace with a stunning panoramic sea view.

The apartment comprises an entrance with built-in closets, a living room, an independent kitchen, three bedrooms, a shower room, a bathroom with WC, a guest WC, and ample storage space.

In need of renovation, it represents a rare opportunity to create a bespoke home in a prime location.

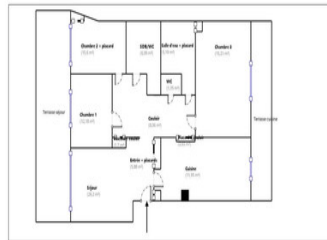
A cellar and a garage are included in the price.

## 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

Nice West – Fabron Napoléon III | Prestigious Residence | Panoramic Sea View

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Co-owned building of 25 units

Provisional annual charges: 3600€

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

## NOTES