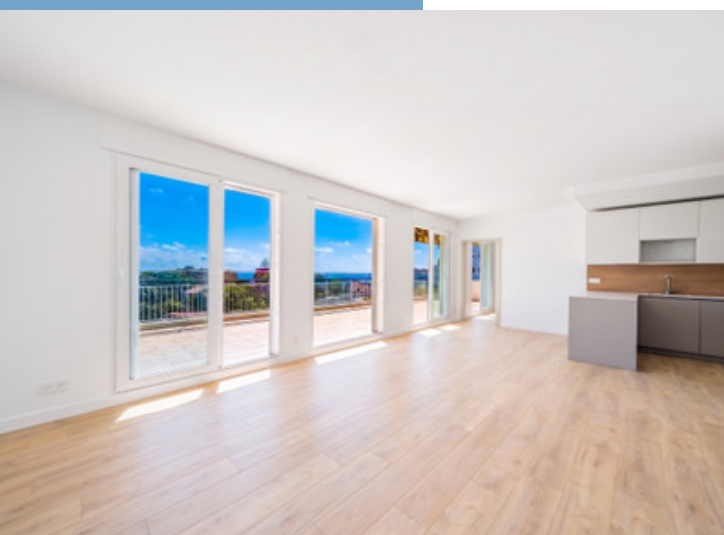




FULLY RENOVATED PENTHOUSE WITH 120 M²
TERRACE IN SECURE RESIDENCE WITH POOL |
SEA VIEWS | CLOSE TO PROMENADE

FULLY RENOVATED
PENTHOUSE WITH 120 M²
TERRACE IN SECURE
RESIDENCE WITH POOL |
SEA VIEWS | CLOSE TO ...



PROPERTY FACT FILE	
REFERENCE	A43927VAP06
PRICE	€ 790,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	78 m ²
LAND	121 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Penthouse with 121 m² triple-aspect terrace
- First occupancy after full renovation
- Bright interiors - each room opens onto terraces
- Secure residence with swimming pool, caretaker
- Spacious double garage available as option

FULLY RENOVATED
PENTHOUSE WITH 120 M²
TERRACE IN SECURE
RESIDENCE WITH POOL |
SEA VIEWS | CLOSE TO ...

Ref : A43927VAP06

Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 78m² of interior living space extended by a spectacular 121 m²

DESCRIPTION

OVERVIEW:

Vahe Pekmez and Leggett International Real Estate present a penthouse apartment in the Lower Fabron district, near Magnan and only minutes from the Promenade des Anglais.

Offering 78 m² of interior living space complemented by an exceptional 121 m² terrace surrounding the apartment on three sides, the property perfectly combines comfort, brightness and outdoor living — ideal for enjoying the Côte d'Azur climate year-round.

The apartment benefits from air conditioning in every room and modern design choices, while being located in a secure, well-maintained gated residence featuring a swimming pool, elevator, caretaker, landscaped gardens, children's playground and security cameras.

A basement storage unit is included, and a large closed double garage can be acquired as an option. Shared parking spaces are also available within the residence.

Condominium fees: 190 € / month

The apartment boasts a near-perfect B/B energy rating due its recent renovation, optimizing its running costs.

LAYOUT:

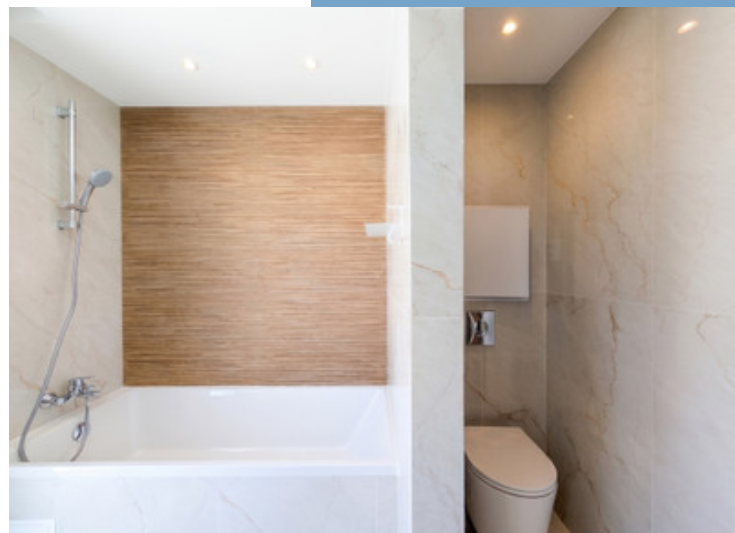
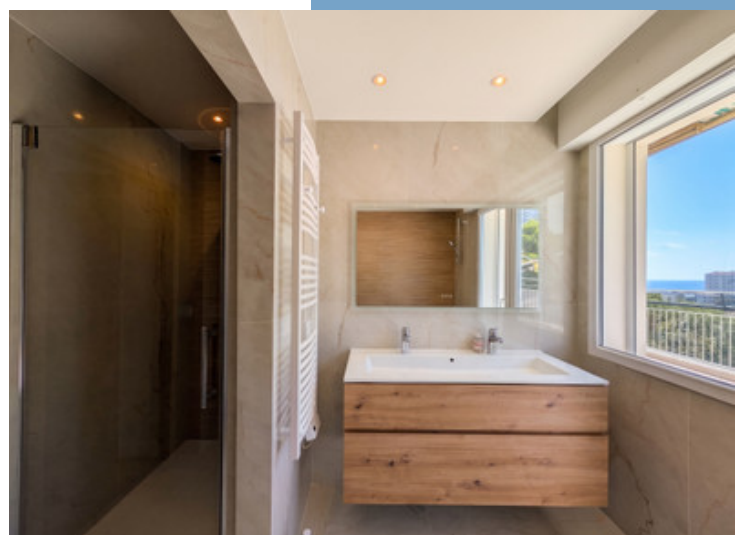
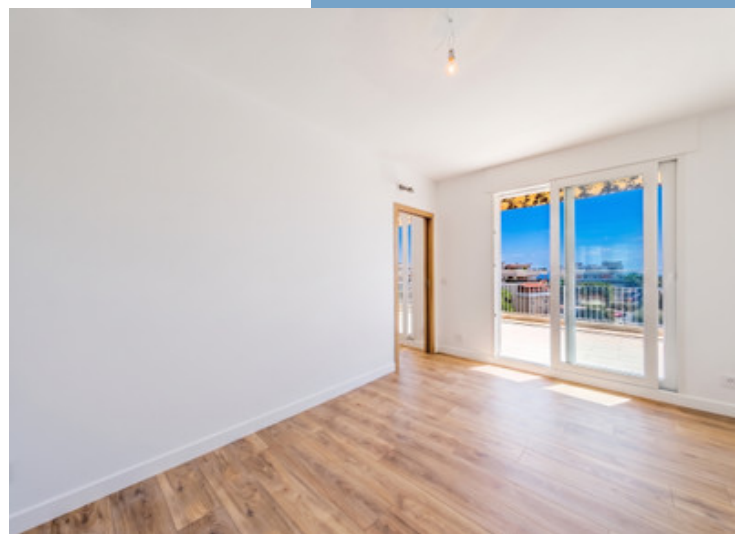
Located on the top floor, this 3-bedroom apartment offers an interior living space of 78 m² (Loi Carrez), enhanced by an expansive outdoor terrace of 121 m².

An entrance hall leads directly into a bright 24 m² living room and an adjoining 7 m² separate kitchen, both opening onto the terrace. A central hallway connects the sleeping quarters, which feature three bedrooms: a first bedroom of 9 m², a second bedroom of 10 m² with an ensuite shower room of 2 m², and a...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43927VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

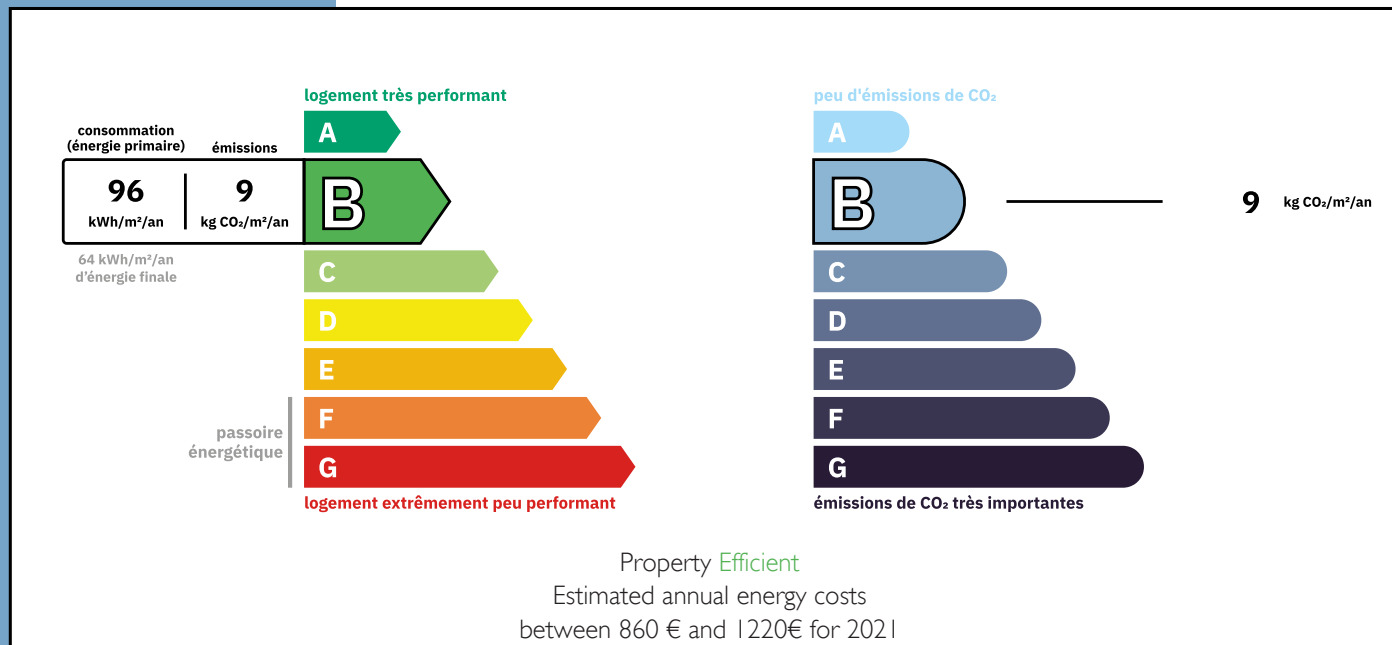
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FULLY RENOVATED
PENTHOUSE WITH 120 M²
TERRACE IN SECURE
RESIDENCE WITH POOL | SEA
VIEWS | CLOSE TO ...

Ref : A43927VAP06

ENERGIE-DPE

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



NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A43927VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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