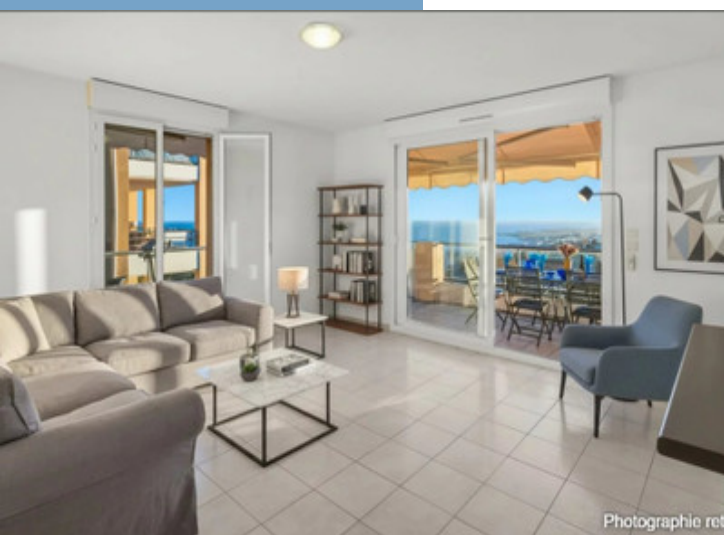




TOP FLOOR 2-BEDROOMS APARTMENT, 70.46M² WITH PANORAMIC VIEWS AND 30M² TERRACE - SAINT PHILIPPE NICE

TOP FLOOR 2-BEDROOMS
APARTMENT, 70.46M²
WITH PANORAMIC VIEWS
AND 30M² TERRACE -
SAINT PHILIPPE NIC...



PROPERTY FACT FILE	
REFERENCE	A42178VAP06
PRICE	€ 520,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	70 m ²
LAND	30 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Magnificent corner terrace measuring over 30 m²
- Secure residence with swimming pool
- Closed garage, underground parking, and cellar
- Bright, well-designed, air-conditioned apartment
- In the hills, 10 minutes by car from downtown

TOP FLOOR 2-BEDROOMS
APARTMENT, 70.46M²
WITH PANORAMIC VIEWS
AND 30M² TERRACE -
SAINT PHILIPPE NIC...

Ref : A42178VAP06

Located in the hills above Nice, in the sought-after neighborhood of Saint-Philippe, this superb 70.46 m² 2-bedrooms apartment occupies the top floor of a secure residence with a swimming pool. Bright and perfectly laid out, it offers a privileged living environment between the sea and the hills.

DESCRIPTION

Overview

Perched on the top floor of a secure residence with a swimming pool, this apartment enjoys a privileged location in the hills above Nice.

Its brightness, tranquility, and spectacular sea view make it a particularly sought-after property. The large corner terrace, facing southwest, offers exceptional views and creates a truly Mediterranean outdoor living atmosphere.

Layout

The apartment has a perfectly optimized surface area of 70.46 m². The light-filled living area combines a spacious living room with a fully equipped open kitchen.

The large bay windows provide direct access to the 30 m² terrace, ideal for dining, relaxing, or enjoying moments of conviviality facing the sea.

The sleeping area consists of two comfortable bedrooms with built-in storage, a bathroom, and a separate toilet.

Features: air conditioning, double glazing, individual heating and hot water, elevator.

Additional amenities enhance the comfort: closed garage, underground parking, outdoor parking space, cellar, and pantry.

Neighborhood

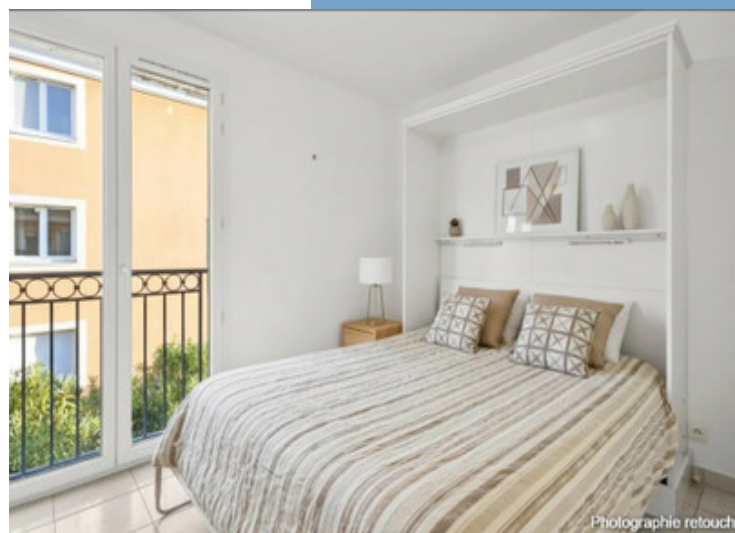
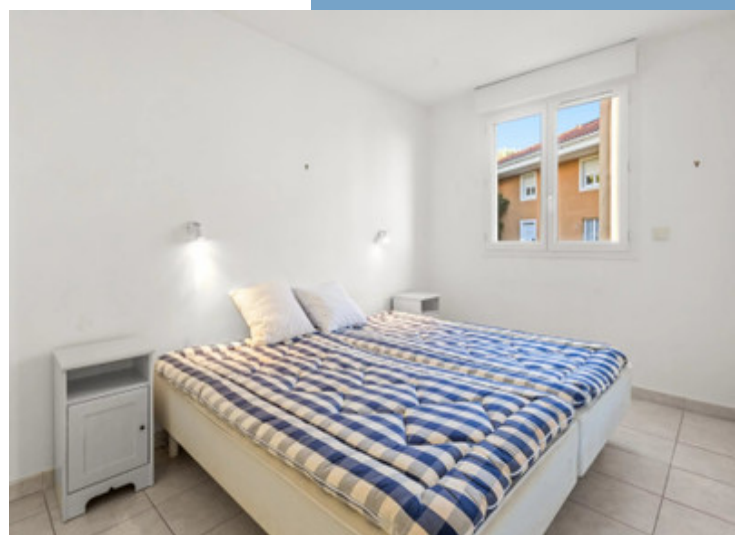
The Saint-Philippe area is popular for its residential setting, tranquility, and proximity to the city center. Shops, schools, public transportation, and major roads are easily accessible, while maintaining a peaceful atmosphere.

Just a few minutes from the Promenade des Anglais and the beaches, this neighborhood offers the ideal balance between city life and the relaxed lifestyle of the French Riviera. A sought-after address, perfect for enjoying Nice to...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42178VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

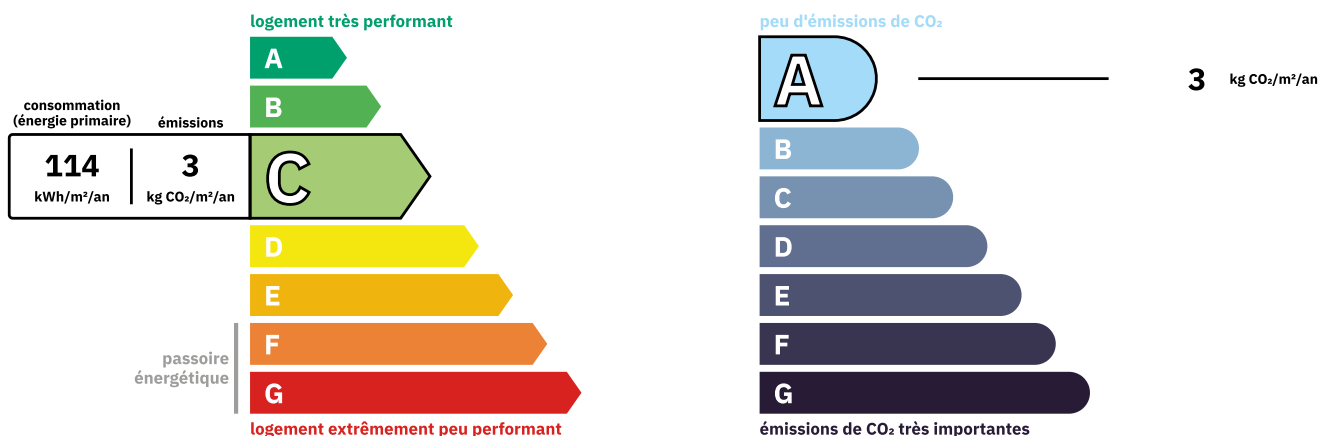


TOP FLOOR 2-BEDROOMS
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 680 € and 970€ for

NOTICE

Leggetts, their client and any joint agents give notice that:

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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