LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

FULLY RENOVATED PENTHOUSE WITH 100 M² TERRACE IN SECURE RESIDENCE WITH POOL | SEA VIEWS | CLOSE TO PROMENADE

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PROPERTY FACT FILE

REFERENCE	A43927VAP06
PRICE	€ 790,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	78 m²
LAND	100 m²
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

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- Penthouse with 100 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

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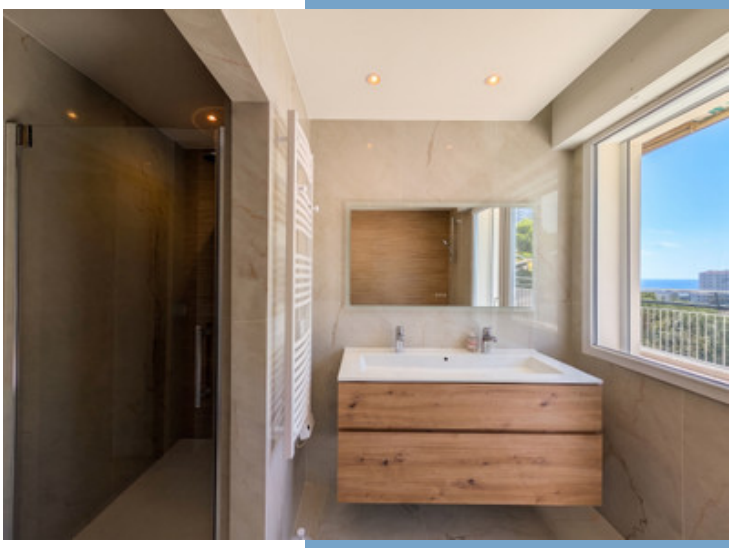
Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 78m² of interior living space extended by a spectacular 100 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 100 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 100 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

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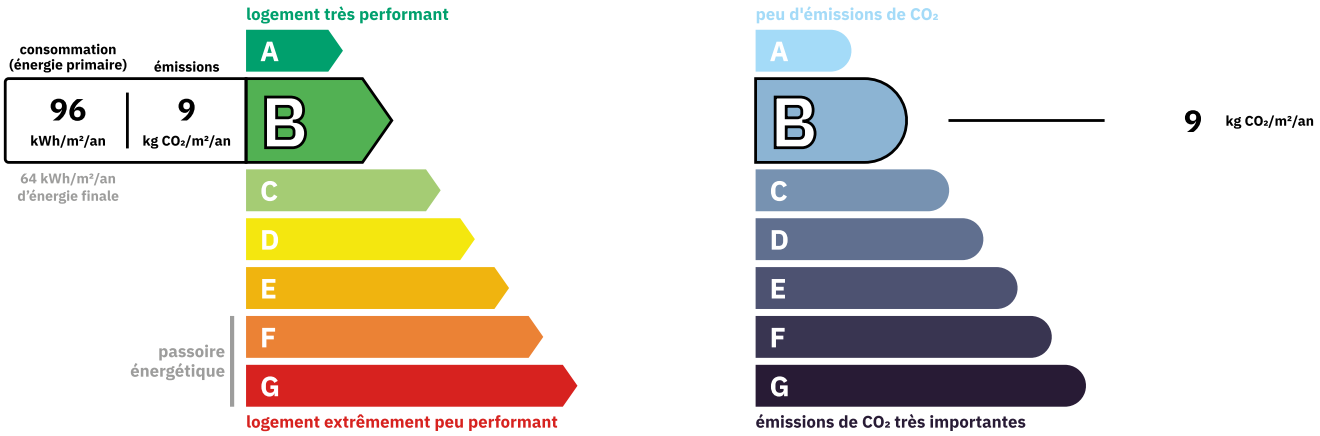
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 860 € and 1220€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

Réf :A43927VAP06

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