



STUNNING SEA VIEWS | 3-BED WITH POOL,  
TENNIS AND PRIVATE GARAGE IN PRESTIGIOUS  
GATED DOMAIN IN NICE FABRON

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PROPERTY FACT FILE	
REFERENCE	A37442VAP06
PRICE	€ 795,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	97.59 m <sup>2</sup>
LAND	34 m <sup>2</sup>
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
<small>*Price based on current exchange rate which is subject to change</small>	





- Panoramic sea, city & mountain views
- Coveted gated domain of Abbaye de Roseland
- Two large terraces totalling 34m<sup>2</sup> exterior space
- Large swimming pool & tennis courts
- Underground garage & cellar included

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Located in the prestigious Abbaye de Roseland gated domain in Nice Fabron, this 97 m<sup>2</sup> apartment offers breathtaking panoramic views of the sea, the city of Nice, and the mountains.

With 3 bedrooms, a separate kitchen, and two spacious balconies

## DESCRIPTIF

### OVERVIEW:

Welcome to your future home in the prestigious and gated estate of Abbaye de Roseland in the sought-after Fabron district of Nice. This cross-layout 3-bedroom apartment of 97 m<sup>2</sup> offers a rare combination of panoramic sea, city, and mountain views, generous outdoor space, and access to top-class amenities.

Enjoy 34 m<sup>2</sup> of terraces spread over two balconies: one east-facing with unobstructed sea and city views for magical sunrises, and another to the west with mountain views and an outdoor storage room. The apartment comes with a closed underground garage, cellar, and access to an exceptional set of facilities: one of the biggest swimming pools in Nice, tennis courts, fitness center, barber, supermarket, and even a private wooded park for peaceful strolls — a true haven of peace in the middle of the city.

Perfectly located, the residence has a bus stop at the gate, and is just a 15-minute walk from the beach. The apartment is in very good condition, with only the bathroom and shower room needing modernization.

### LAYOUT:

The apartment features a very functional and bright layout:

- The entrance (5.62 m<sup>2</sup>) leads into a generous 27.54 m<sup>2</sup> living room, opening onto the main east-facing terrace (22 m<sup>2</sup>) with panoramic views over the Bay of Angels and the city of Nice.

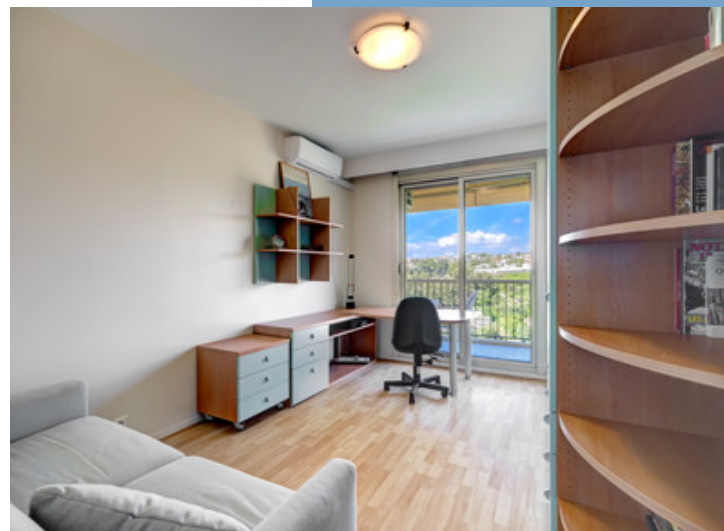
- The independent kitchen (8.56 m<sup>2</sup>) opens to a second west-facing terrace (9.5 m<sup>2</sup>) with mountain views and a storage room (2.6 m<sup>2</sup>), ideal for daily use.

- The apartment includes three bedrooms:  
Bedroom

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37442VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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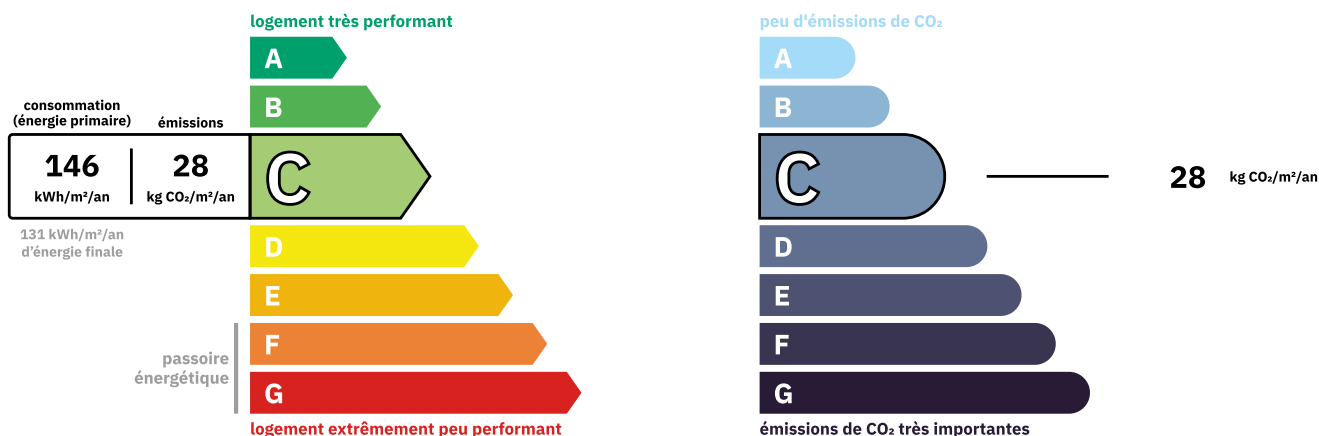
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## ENERGIE-DPE

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 1242 € and 1680€ for 2022

## NOTICE

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## CONTACT

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