



EXCEPTIONAL 4-BEDROOMS APARTMENT, 137M²
ON THE TOP FLOOR WITH PRIVATE POOL, IN
PERFECT CONDITION - NICE FABRON

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4-BEDROOMS
APARTMENT, 137M² ON
THE TOP FLOOR WITH
PRIVATE POOL, IN
PERFECT CONDITION - ...



PROPERTY FACT FILE	
REFERENCE	A42148VAP06
PRICE	€ 1,299,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	141 m ²
LAND	0 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Top Floor Exceptional - Panoramic Sea View
- Rare 141 m² of space in perfect condition
- Living room 45 m² with Leicht kitchen
- Highly sought-after neighborhood Nice West Fabron
- Luxury residence with pool and tennis court

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Located in the sought-after residential neighborhood of Fabron in Nice, this exceptional 4-bedrooms apartment of 141 m² occupies the top floor of a luxury residence with a swimming pool and tennis court.

DESCRIPTION

Overview

Perched on the top floor of a sought-after residence in the Fabron district, this 141 m² apartment embodies an elegant and serene lifestyle.

The location offers the perfect balance between residential tranquility, spectacular views, and close proximity to amenities.

The apartment, in perfect condition, charms with its high-quality features, exceptional space, and deep terrace offering breathtaking sea and mountain views. A rare opportunity on the Nice market.

Layout

The entrance hall leads to a superb living area of nearly 45 m², where the living room, dining room, and fully equipped Leicht kitchen form a harmonious and bright ensemble.

The large windows naturally extend the space onto the terrace, ideal for relaxing or entertaining.

The apartment has four bedrooms, including two genuine suites with bathrooms, as well as a third shower room and three toilets. The numerous built-in storage spaces and walk-in closets have been designed for optimal everyday comfort.

Features: air conditioning, fireplace, double glazing, elevator, cellar. Outdoor parking is included, with the option to purchase a double garage in the basement at an additional cost.

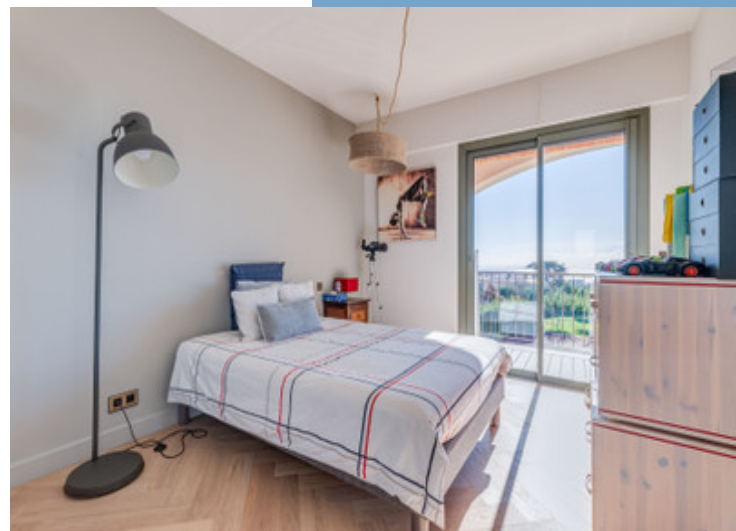
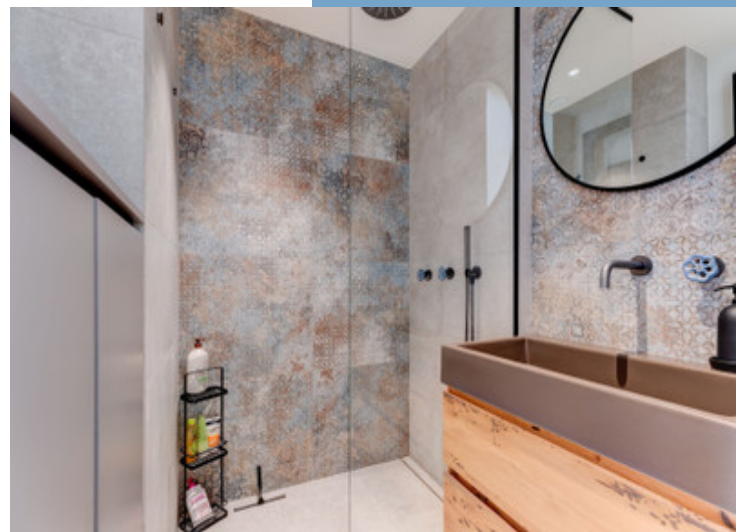
Neighborhood

The Fabron neighborhood is one of the most sought-after residential areas in western Nice. Renowned for its tranquility, unobstructed views, and quality of life, it offers a green environment while remaining close to schools, shops, and public transportation.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42148VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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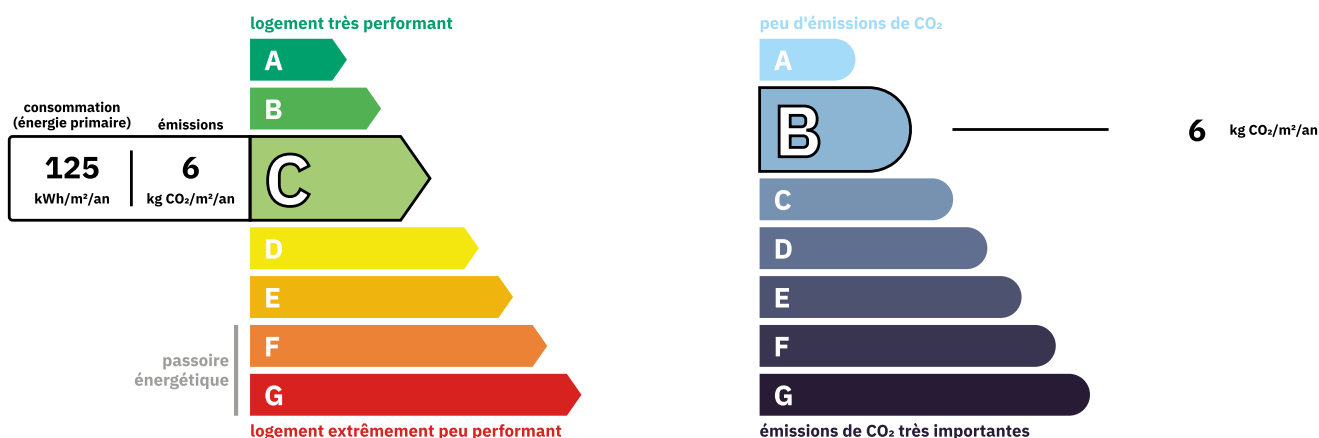
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ENERGIE-DPE

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 1400 € and 2000€ for

NOTICE

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CONTACT

Réf : A42I48VAP06
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AND PHOTOS
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