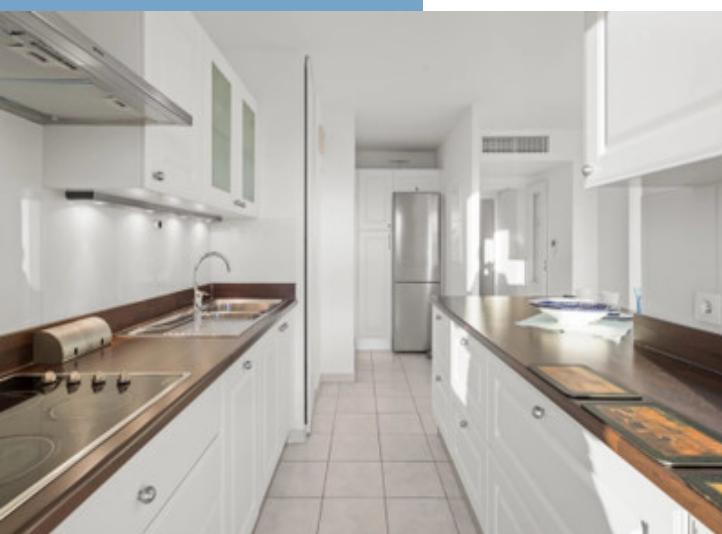




TOP FLOOR 2-BEDROOMS APARTMENT, 70.46M²
WITH PANORAMIC VIEWS AND 30M² TERRACE -
SAINT PHILIPPE NICE

TOP FLOOR 2-BEDROOMS
APARTMENT, 70.46M²
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AND 30M² TERRACE -
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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

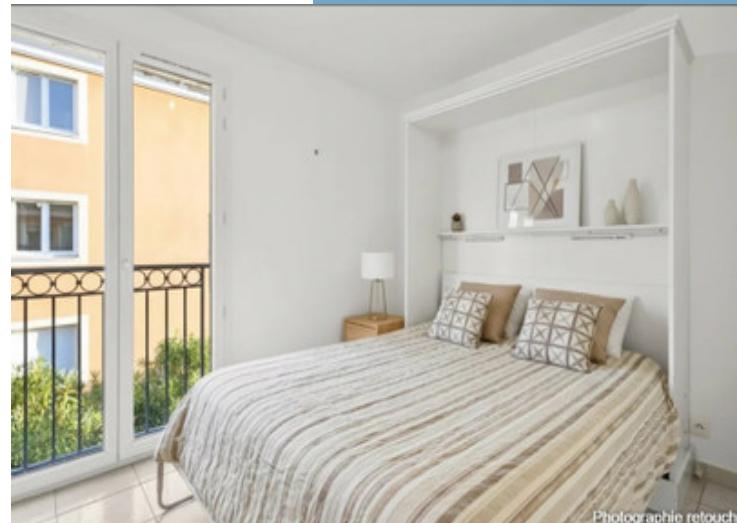
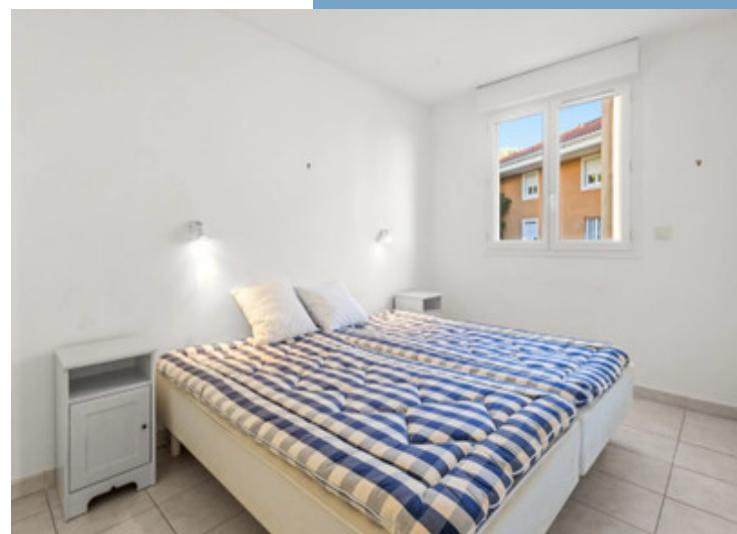
The Saint-Philippe area is popular for its residential setting, tranquility, and proximity to the city center. Shops, schools, public transportation, and major roads are easily accessible, while maintaining a peaceful atmosphere.

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://leggett prestige.com/luxury-property-for-sale/view/A42178VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

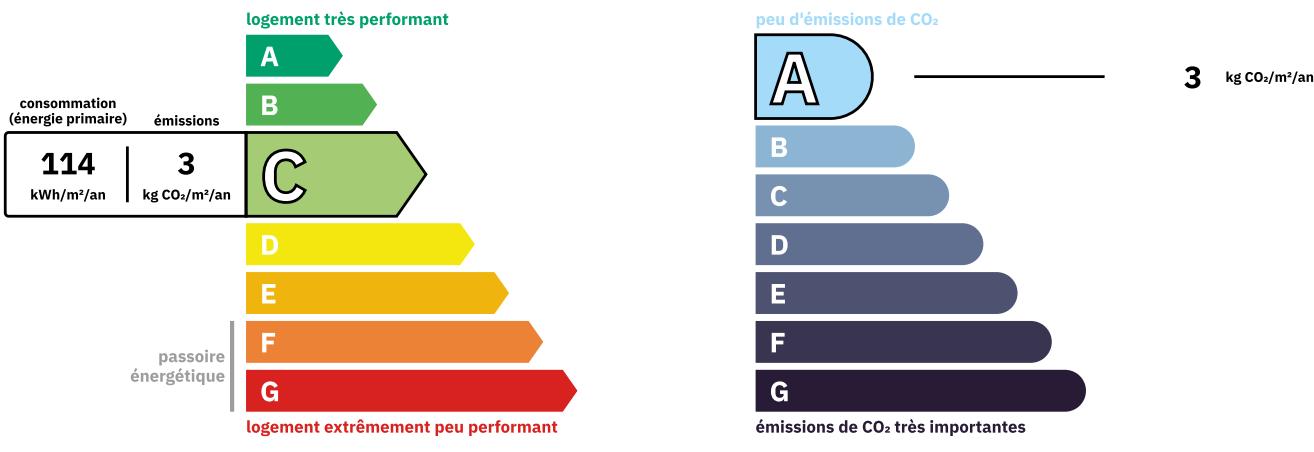


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ENERGIE-DPE

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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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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