

## APARTMENT - 3 PIÈCE(S) - 60.15 M²

570 000 €



## DESCRIPTIF DETAILLE

Ref : LB-11310

<b>Surface :</b>	60.15 M²	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>		<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	NC
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE FABRON : Just a few minutes from downtown and the sea, on the top floor of a recent luxury residence with swimming pool, delivered in 2020, still under ten-year warranty with the latest soundproofing and thermal insulation standards.

In a quiet, unoverlooked location, this sublime three-room corner apartment boasts a vast 21sqm terrace with unobstructed views of the sea, town and hills.

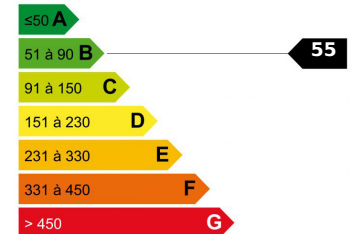
It comprises an entrance hall, a spacious living room with open-plan fitted kitchen, an en suite bedroom with shower room, a second bedroom and a second shower room with toilet. Reversible air conditioning, electric blinds, double glazing, excellent ECD in B.

The apartment has a sea view from every room.

A garage completes the property.

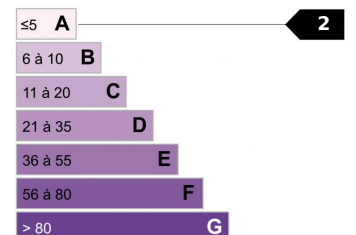
Close to La Pignata shops, amenities and schools. Ten minutes from Nice airport.

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Agency fees 5% included.

Information on the risks to which this property is exposed is available on the Géorisques website:  
[georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Internet, Electric shutters,  
Disabled access, Lift, Optical fiber, Intercom, Security door, Swimming pool