



Beautiful Apartment with Outside Space



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 864,155.66

Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Nice
Cap:	06200
Pubblicato:	11/03/2026

Descrizione:

Beautiful Apartment with Outside Space, in a beautiful, upscale residence with swimming pools, gardens, a gym, and concierge service, discover this magnificent 112 sq m (1,205 sq ft) five-room apartment with a bright, dual-aspect layout. It features a 30 sq m (323 sq ft) terrace offering absolute tranquility and a second 10 sq m (108 sq ft) terrace overlooking the gardens and pool. Bas Fabron sector.

The apartment has been completely renovated and offers high-end amenities. It comprises a double living room with an open-plan kitchen opening onto a lovely furnished terrace, three bedrooms, a master bedroom with an en-suite shower room, a bathroom, two large dressing rooms, and three additional bedrooms opening onto a fully equipped 30 sq m (323 sq ft) terrace.

A dry cellar in the building is included in this offer.

A secure, ground-floor garage is available at an additional cost.

A real gem.



Agency Fees payable by the seller.

- Condominium:

Property in co-ownership: Yes

Number of condominium units: 292

Of which residential units: 292

Annual charges (ALUR): 6,500 Euro

Contribution to the reserve fund: 308 Euro

Legal proceedings initiated against the condominium association: No ongoing proceedings

Share of charges: 542

- Interior:

Number of rooms: 5

Bedrooms: 4

Bathroom(s): 1

Shower room(s): 1

WC: 2

Kitchen: Open-plan fitted and equipped kitchen

Living room orientation: Southwest

Double living room: Yes

Heating type: Central

Mechanical Heating: Radiator

Heating Type: Gas

Interior Condition: Excellent

Quiet: Yes

Bright: Yes

- Location:

Floor: 1

Number of Floors: 4

Ground Floor: No

Top Floor: No

Distance to Shops: 0.2 km

Bus Access: 2 min

School Access: 5 min

- Areas:

Living Area: 112 m2

Land Area: 30 m2

Terrace Area: 10 m2

- Exterior:

Year Built: 1965

Standard: Good

Overall Condition: Good



Opposite: No
Exterior Condition: Good
Windows: PVC Double Glazed
Shower: Electric Roller Shutters

- Other:
Elevator: Yes
Cellar(s): 1
Attic: No
Number of Terraces: 2
Parking Type: Enclosed Garage
Number Garages/Box 1
Intercom: Yes
Digital Entry Code: Yes
Air Conditioning: Yes
Concierge: Yes

Estimated minimum annual energy cost for standard use: 1,610 Euro a year.
Estimated maximum annual energy cost for standard use: 2,190 Euro a year.

The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people! Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French



translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Comune

Camere da letto:	4
Bagni:	2
Dimensione del lotto:	30 mq

Utility details

Heating:	Sì
----------	----

Building details

Building Amenities:	Elevator
Outdoor Amenities:	Pool

Rental details

Furnished:	Sì
------------	----

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.259.095
-----------	-------------

