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## Charming Apartment With Balcon And Sea View - Nice

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €449,000

inc. of agency fees

1 Beds

36 sqm

Well-renovated and charming 1-bedroom apartment with a cozy balcony facing part of the sea and surrounded by beautiful Nicoise buildings. Located on the 4th floor of a beautiful building with an elevator,...

### At a Glance

**Reference** MFH-  
PROHWNC85263157

**Bed** 1

**Near to** Nice

**Pool** No

**Price** €449,000

**Hab.Space** 36 sqm

**Land Tax** N/A

### Property Description

Well-renovated and charming 1-bedroom apartment with a cozy balcony facing part of the sea and surrounded by beautiful Nicoise buildings. Located on the 4th floor of a beautiful building with an elevator, in the attractive area of Nice "Carré d'Or," with shops, restaurants, cafés, and only a few steps from the beach

on "Promenade des Anglais."

This apartment of approximately 36m<sup>2</sup> is fully furnished and very well designed, with a welcoming entrance leading directly into the bright and cozy living room with the balcony and a modern, well-equipped kitchen. Further, there is a nicely sized bedroom and a shower room with a toilet.

It's within short walking distance to the beach and the tram, which takes you directly to the airport.

This unique apartment is located in a quiet, secure, and well-maintained co-property, close to everything and ready to move in!

## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €449,000

## Key Information

Year Built: 1965  
Internal Area: 36 sqm  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery









As Featured in

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

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or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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