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## Luxury House for sale in Nice

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



# €2,700,000

inc. of agency fees

4 Beds   4 Baths   315 sqm   0.08 ha

Located in a quiet cul-de-sac, in a highly sought-after private domain a few minutes walk from the port of Nice and the sea, close to shops and the Tramway, beautiful bourgeois house with character totaling...

### At a Glance

**Reference** MFH-PROKHR2550

**Bed** 4

**Land** 0.08 ha

**Near to** Nice

**Bath** 4

**Pool** No

**Price** €2,700,000

**Hab.Space** 315 sqm

**Land Tax** N/A

## Property Description

Located in a quiet cul-de-sac, in a highly sought-after private domain a few minutes walk from the port of Nice and the sea, close to shops and the Tramway, beautiful bourgeois house with character totaling 315 m<sup>2</sup> on 3 levels , built on a flat plot of 800 m<sup>2</sup> with the possibility of a swimming pool. Currently divided into two apartments of 7 rooms and 3 rooms that can be easily joined together, it has beautiful rooms with fireplaces, moldings, old parquet floors and woodwork, not to mention its large terraces. Basement, garage and parking lots complete the whole

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€2,700,000

## Key Information

Internal Area:	315 sqm
Land Area:	0.08 ha

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



## Gallery









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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.

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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.

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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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