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Newly Built Apartment In Nice Côte D'azur, Near The Port

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



€509,000

inc. of agency fees

3 Beds

1 Baths

75 sqm

No swimming pool or mega roof terrace, but a beautifully designed new apartment in the heart of Nice. A real city apartment built...

At a Glance

Reference	MFH-PROAN1029451	Near to	Nice	Price	€509,000
Bed	3	Bath	1	Hab.Space	75 sqm
		Pool	No	Land Tax	N/A

Property Description

No swimming pool or mega roof terrace, but a beautifully designed new apartment in the heart of Nice. A real city apartment built according to the latest energy-efficient standards and a ten-year warranty. East of Nice, not far from the port and the Saint-Jean d'Angély university campus, you will discover a small residence of only 24 apartments, located in a quiet street. In this family neighbourhood in full revival, you

can do everything on foot. And nothing could be easier to get around, less than 500 m from Nice Riquier station and close to line 1 of the tram that will take you to the old town.

New construction Nice offer is from 2 to 4 rooms. All apartments open onto an outdoor area, terrace or balcony to enjoy the sun and sunny days. Underground parking spaces and bicycle storage complete the comfort of an urban lifestyle. You can easily make a reservation remotely.

Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	1
Price	€509,000

Key Information

Internal Area:	75 sqm
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Location: Provence-Alpes-Cote d'Azur



Gallery



Appartement 4 PIECES
Lot n°303
Show STAGE

TABLIÉAU DES SURFACES
(compréhensives)

Description	Surface
Surface totale	60,76 m²
Surface utile	48,76 m²
Surface de plancher	46,56 m²
Surface de terrasse	2,20 m²
Surface de balcon	1,98 m²
Surface de parking	0,76 m²
SURF. HABITABLE	76,56 m²
Garage	21,20 m²
SURF. TOTAL	97,76 m²

ÉTAT DES LIÉGÈRES

Éléments	Quantité
Plancher	46,56 m²
Plafond	48,76 m²
Murs	118,00 m²
Fenêtres	20,00 m²
Portes	10,00 m²
Balcon	1,98 m²
Terrasse	2,20 m²
Parking	0,76 m²

As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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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great service
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