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## Contemporary New Apartment In Nice Caucade District

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



# €560,000

inc. of agency fees

3 Beds      2 Baths      91 sqm

Discover your new residence in Nice, a green setting in the quiet and residential district of Caucade, nearby La Lanterne! Reserved...

### At a Glance

<b>Reference</b>	MFH-PROAN1077336	<b>Near to</b>	Nice	<b>Price</b>	€560,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	91 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover your new residence in Nice, a green setting in the quiet and residential district of Caucade, nearby La Lanterne! Reserved for only 16 privileged guests, this contemporary residence combines the advantages of a remarkable and practical address with the tranquillity of a refined residence protected by its Mediterranean garden. Unsuspected from the Avenue Saint Marguerite, Confidence welcomes you in a

cocoon of softness and perfumes.

A shaded convivial square equipped with benches is available to savour this peaceful landscaped garden fully. With its contemporary and refined architecture, the contemporary new apartment in the Nice Fabron district opens the doors of its 16 luxury apartments from 2 to 4 rooms with beautiful outdoor spaces: Terraces and private gardens.

The new construction will meet the requirements of the Thermal Regulation RT 2012 -20% and be certified NF Habitat HQE. If you want to purchase abroad, contact us for a digital signature. If you dream of a quiet address near the city centre, this classy residence will be your ideal place to live. Very close to lines 2 and 3 of the tramway, the A8 motorway and the international airport of Nice, this address, open to all horizons, facilitates each of your trips.

Price one bedroom apartment on the first floor: 298,000 euros

Price for two bedroom apartment on the second floor: 440,000 euros

Contemporary new apartment in Nice Caucade district

Climate, landscapes, cultural richness and all the dynamism of the capital of the Côte d'Azur are at your doorstep! Nice is the 2nd tourist destination in France and attracts the whole world for its climate's mildness, natural scenery between the sea and mountains and the abundance of its cultural heritage.

The new residence is ideally located on the hill of Caucade, revealing a residential address where the future of Nice is concentrated at its feet. Driven by a dynamic policy of international projects, many strategic locations are being developed just a few minutes away: the OIN Eco-Vallée, Nice Méridia, the Grand Arénas, the future exhibition centre and the new multimodal station.

Caucade, residential, dynamic and connected tranquillity. This quiet area is sought after for its daily life where you can walk to the kindergarten and the Caucade school opposite the residence, as well as the college and the local shops. 300 m\* away, young and old alike can enjoy the AnimaNice sports and cultural centre for practising tennis, dance, gym, yoga, and drawing. In a few minutes, reach high schools, sports complexes, the Nikaïa hall and its concerts, the stadium Allianz Riviera, and the multiplex cinema of Lingostière. You can also become a member of the local tennis club in Caucade.

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€560,000

## Key Information

Internal Area:	91 sqm
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**Location: Provence-Alpes-Cote d'Azur**



# Gallery





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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.

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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