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## Renovated Apartments In Belle Epoque Building Centre Nice

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



# €313,046

inc. of agency fees

1 Beds      1 Baths      30 sqm

With its great panorama declined on the coast, Nice Côte d'Azur takes shape between golden beaches, secret coves and a seabed with...

### At a Glance

<b>Reference</b>	MFH-PROAN1101134	<b>Near to</b>	Nice	<b>Price</b>	€313,046
<b>Bed</b>	1	<b>Bath</b>	1	<b>Hab.Space</b>	30 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

With its great panorama declined on the coast, Nice Côte d'Azur takes shape between golden beaches, secret coves and a seabed with a thousand colours. This corner of paradise is conducive to all pleasures in an authentic and unique setting where an incredible sweetness of life reigns.

A true jewel of the Côte d'Azur, Nice has always inspired artists with its coastline and rich heritage. With its very famous Promenade des Anglais, its narrow and colourful alleys where one perceives the authenticity and the character of this city and its emblematic places like the Negresco, Nice calls for relaxation on its Riviera. Renovated apartments in Belle Epoque building centre Nice

In this cult and soothing setting, this residence takes place a few steps from the port and the old town. On the rue Arson, we find a series of brightly coloured buildings. Dotted with wrought iron balconies with refined details, the facade recalls these typical buildings of the Belle Epoque. Behind these sculpted walls hide 49 apartments that have been entirely renovated in keeping with the building's attractions.

Each apartment uses the charm of the old in a new light, with remarkable services and superior materials. Villa Verani has been renovated to meet the ecological challenges of tomorrow by offering sustainable and eco-responsible solutions. Each accommodation complies with the new standards and is more efficient by exceeding the thermal requirements set by the State.

In the heart of Nice Cote d'Azur

Less than a 3 min walk from Port Lympia and everyday amenities such as restaurants, pharmacy, nursery or post office.

Less than 15 min walk from Old Nice, Parc Castel des Deux Rois, and the Museum of Modern and Contemporary Art.

Transport connection

Barla / Arson bus stop at the foot of the building (Lines 15, 30, 33 and 38)

Max Berel bus stop 1 min walk (Line LR112)

Tramway T2 line 5 mins walk (Jean Médecin stop 6 mins / Airport Terminal 1 stop 29 mins).

Inside the remarkable finishing

Engineered oak parquet in the entrances, living rooms, bedrooms and hallways

Individual heating by Acova heat transfer fluid radiators

Bathroom heating is provided by a heated towel rail

Tiled floor in the wet rooms and earthenware in the bathrooms

Bathrooms equipped with vanity units with contemporary lines

Blackout curtains Celiane electrical switchgear with steel look from Legrand

Grohe taps or equivalent

Outside exceptional materials

Wood joinery tinted with colour according to the agreement of the Architects of the Buildings of France.

Insulating and acoustic double glazing

The entrance door is equipped with a 3-point lock with an anti-unhinging system. Street station allowing the control of the entrance to the building by Intratone. Building equipped for fibre reception.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Bathrooms	1
Price	€313,046

### Key Information

Internal Area:	30 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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