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## Nice Centre New Apartment For Sale French Riviera

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



# €460,000

inc. of agency fees

2 Beds

61 sqm

**THE NEIGHBORHOOD** This district, part of the center of Nice, is known to be lively thanks to its large open-air market and its many...

### At a Glance

**Reference** MFH-PROAN1238046

**Near to** Nice centre

**Price** €460,000

**Bed** 2

**Pool** No

**Hab.Space** 61 sqm

**Land Tax** N/A

### Property Description

#### THE NEIGHBORHOOD

This district, part of the center of Nice, is known to be lively thanks to its large open-air market and its many quality shops and emblematic restaurants. In full swing, the bourgeois district of Liberation bears witness to

intense activity. It is very well served by transport (buses, trains and especially the tram) and is close to all the necessary amenities.

Adjoining Place Charles-de-Gaulle, Gare du Sud has experienced a renaissance. Formerly a simple train station, it is now a friendly place dedicated to the people of Nice, to culture and gastronomy.

We find at the Liberation the architectural style "Belle Époque" and "Art Deco" buildings which are combined with more recent constructions. In this bustling urban lifestyle neighborhood, life is easy and enjoyable. Its development does not harm its user-friendliness.

## NEW APARTMENTS CLOSE TO THE HYPERCENTER

The program that will house the new apartments consists of two Haussmann-style buildings, deployed on two wide and bright thoroughfares, one of which is known for its famous market.

It offers a range of facades remarkable for their floral ornamentation.

It is on this basis that this building will be raised by one level.

A new part will be built, it will respect the initial architecture and will join the crest line of the existing adjoining buildings.

Duplexes and single-storey apartments will harmoniously close an existing interior courtyard under which parking lots will be created.

This courtyard will be completely vegetated, thus creating a haven of peace in the heart of the city.

This set will combine modernity and the cachet of the old.

The ten advantages of buying new construction

Lower notary fees

Lower tax fees

Ten years guarantee

Floor plan open for change

Best energy rating

Best sound isolation

Wide choice in tiles

Complete finishing

No standard kitchen included

Payment in tranches

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Price	€460,000

## Key Information

Internal Area:	61 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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

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## 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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