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## Nice Centre New Apartment For Sale French Riviera

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



# €458,107

inc. of agency fees

1 Beds

42 sqm

City emblematic of the Italian way of life, the Metropolis of Nice occupies a place of choice within the Côte d'Azur. The quality...

### At a Glance

**Reference** MFH-PROAN1238222

**Near to** Nice centre

**Price** €458,107

**Bed** 1

**Pool** No

**Hab.Space** 42 sqm

**Land Tax** N/A

### Property Description

City emblematic of the Italian way of life, the Metropolis of Nice occupies a place of choice within the Côte d'Azur.

The quality of its exceptional living environment combines the natural treasures of its geographical location with more than 300 days of sunshine per year. Between sea and mountains, beaches and scrubland, the

metropolis offers a territory with enchanting landscapes.

A real strategic crossroads linked to Italy and the Monegasque city, it naturally promotes and creates a space conducive to cultural and commercial exchanges.

Located in the heart of the Carré d'Or, this rehabilitation of Nice Center benefits from all the advantages of the most prestigious district of Nice. A stone's throw from the Promenade des Anglais, the inhabitants enjoy an exceptional environment, where luxury boutiques and small everyday shops with authentic charm rub shoulders.

The old facades with sculpted reliefs, bathed in light, feature elegant wrought iron balconies. Several interludes of greenery complete this enchanting setting with gardens, squares and green spaces nearby.

This charming building in Nice Center benefits from an elegant and authentic renovation on the outside with exceptional materials, as well as remarkable interior services for apartments from studios to 3-room apartments imbued with elegance and modernity.

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:	1
Price	€458,107

## Key Information

Internal Area:	42 sqm
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## 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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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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