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## Nice Centre New Apartment For Sale French Riviera

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



# €518,500

inc. of agency fees

3 Beds

76 sqm

This new real estate program in Nice center is located halfway between two famous districts of Nice. The Liberation district is a...

### At a Glance

**Reference** MFH-PROAN1238278

**Bed** 3

**Near to** Nice centre

**Pool** No

**Price** €518,500

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

This new real estate program in Nice center is located halfway between two famous districts of Nice. The Liberation district is a few minutes from the city center, its famous squares and monuments. Its lively streets offer services of restaurants, bars and cafes that highlight local specialties and offer international flavors.

For calmer and more peaceful moments, green spaces such as the Thiole garden are available.

The warm and friendly population enhances this pleasant and friendly atmosphere. It is the perfect environment in which to realize your development projects.

On Avenue Jean Médecin, the city's main commercial destination, around a hundred stores are available through international brands, the Nice Etoile shopping center and the Galeries Lafayette. The items offered are of a wide variety and appeal to the Nice clientele.

The area is very well served: 3 tram stations cross the avenue, lines T1 and T2 intersect near the Jean-Médecin station, many bus stops are available.

This new Malausséna program harmoniously combines modernity, functionality and comfort, criteria that will appeal to anyone wishing to buy an apartment to live in as a couple or as a family.

This modest-sized residence stands on 3 levels and contains 4 apartments.

On each floor, a T3 or T4 which has quality services: naturally illuminated living rooms, open kitchens, spacious bedrooms and balconies housed outside. Guaranteed comfort!

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:	3
Price	€518,500

## Key Information

Internal Area:	76 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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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