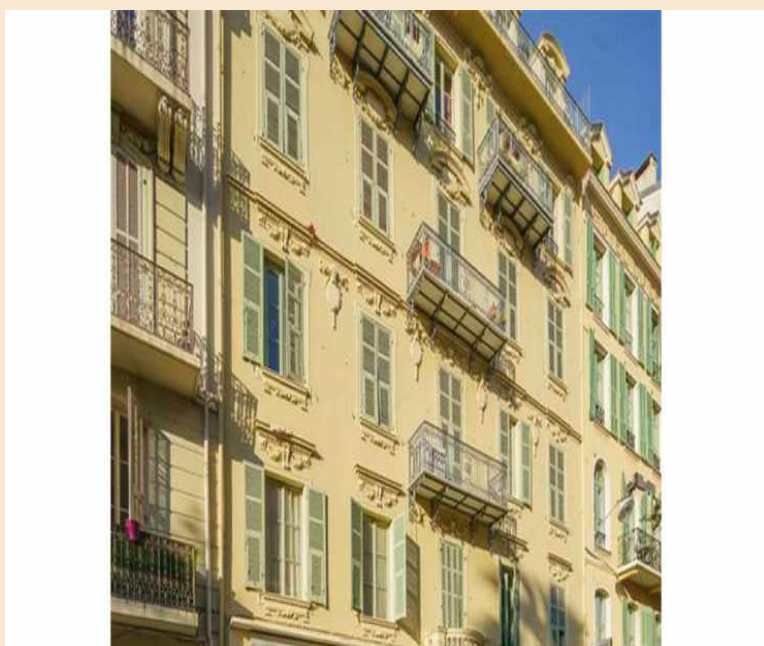


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## Nice Centre New Apartment For Sale French Riviera

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



# €717,000

inc. of agency fees

2 Beds

68 sqm

This rehabilitation program in Nice center is located on a pedestrian street and offers a beautiful open view. The rehabilitation...

### At a Glance

**Reference** MFH-PROAN1238326

**Near to** Nice centre

**Price** €717,000

**Bed** 2

**Pool** No

**Hab.Space** 68 sqm

**Land Tax** N/A

### Property Description

This rehabilitation program in Nice center is located on a pedestrian street and offers a beautiful open view.

The rehabilitation of the program in the heart of the hypercentre will meet the requirements of the restructuring of old buildings.

The challenge of this renovation will be to respect the characteristics of the building: high ceilings, balconies, joinery details, as well as the facade made up of freestone and sculpted ornaments characteristic of heritage buildings in Nice.

All of the accommodation will benefit from a complete renovation for modern living comfort: spacious and uncluttered rooms, well-thought-out layouts, varied orientations, functional kitchens... To meet current requirements and provide highly qualified services, we are going to create an exterior elevator which will facilitate access to the floors.

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	€717,000

## Key Information

Internal Area:	68 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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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.

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## 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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