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## Nice Centre New Apartment For Sale French Riviera

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



# €669,000

inc. of agency fees

2 Beds

79 sqm

In the Musicians district, a very sought-after location in the heart of the city for its residential environment and its serenity,...

### At a Glance

**Reference** MFH-PROAN1238546

**Bed** 2

**Near to** Nice centre

**Pool** No

**Price** €669,000

**Hab.Space** 79 sqm

**Land Tax** N/A

### Property Description

In the Musicians district, a very sought-after location in the heart of the city for its residential environment and its serenity, this new program is located very close to the famous Negresco and the mythical Promenade des Anglais, 800m from the beaches.

In a quiet street, close to all amenities, local shops, schools and public transport, the Nice Center

rehabilitation program will also soon benefit from the emblematic project for the transformation of the "ICONIC" central station, which will include shops, restaurants, hotels, offices, a high-end fitness area and a performance hall.

A few minutes walk from the new program of the Musicians district: Jean Médecin and its shops, restaurants and cinema, leading to the famous Place Masséna, crossed by the Coulée verte and overlooking the typical alleys of Old Nice.

This new program in Nice center, totally exclusive, mixing history and modernity, will be adorned with a magnificent preserved Belle Epoque facade and will welcome, set back and raised, a new and modern refined realization.

On the courtyard side, the program will reveal terraces with planters on the 1st floor and continuous balconies with glass railings.

The apartments in this new program in the musicians' quarter will benefit from top-of-the-range services, generous surfaces, beautiful volumes with high ceilings and will have parking spaces\* in the basement, which is RARE in a sector where the supply of parking is extremely rare!

\*Parking not included.

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	€669,000

## Key Information

Internal Area:	79 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.

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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**

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