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## Nice Colline New Apartment For Sale French Riviera

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



**€454,000**

inc. of agency fees

2 Beds

64 sqm

Economic capital, Nice carries out large-scale development projects. On the transport side, the future multimodal station will complete...

### At a Glance

**Reference** MFH-PROAN1238668

**Near to** Nice Colline

**Price** €454,000

**Bed** 2

**Pool** No

**Hab.Space** 64 sqm

**Land Tax** N/A

### Property Description

Economic capital, Nice carries out large-scale development projects. On the transport side, the future multimodal station will complete an exhaustive offer, centralized within the new Nice Saint-Augustin-Airport hub. Resolutely driven by innovation, Nice is among the 15 most efficient “smart cities” in the world, thanks to excellent energy management and smart mobility.

The sweetness of life in Nice is due to its climate, one of the mildest in Europe, to its exceptional location between sea and mountains, but also to its first-rate urban infrastructures. Transport, health, education, studies... the people of Nice benefit from an environment of excellence, protecting and supporting every moment of life.

Forgetting the city, while having it within reach, is the luxury of the hill of Rimiez. With its local shops, its schools, its crèche and the tranquility of its residential life, the address of this confidential new residence in Nice looks like a suspended cocoon, with trees as far as the eye can see. A beautiful harmony, just 5 km from the Promenade des Anglais.

This beautiful contemporary new residence on the Hill of Rimiez with its refined architecture is located in a listed wooded area and blends into its leafy green setting, perfectly following the curves of its hill.

It offers bright apartments with 2 to 4 rooms, with beautiful outdoor spaces equipped with glass railings to extend the unobstructed views as well as sunscreens to limit excess light and preserve privacy. Most will benefit from dual orientation.

Some of its privileged guests will have the prestige of a panoramic view of Mont-Chaume and the Colline de Gairaut, as far as Cap d'Antibes.

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	€454,000

## Key Information

Internal Area:	64 sqm
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## Location: Provence-Alpes-Cote d'Azur



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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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