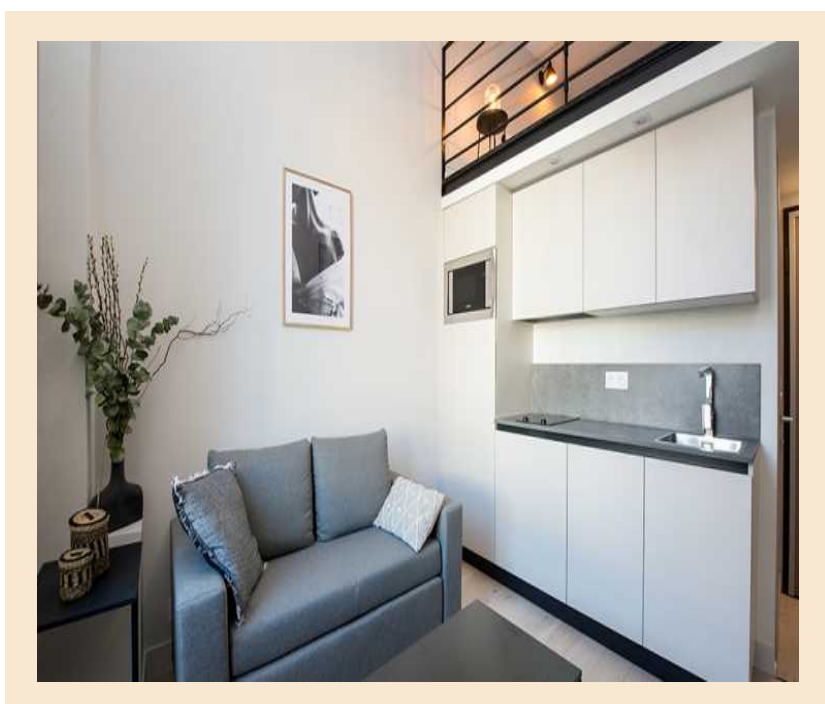


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## Nice Centre New Apartment For Sale French Riviera

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



# €364,000

inc. of agency fees

2 Beds

42 sqm

5th largest city in France by population, Nice is a real metropolis thanks in particular to major projects such as Acropolis, Sophia...

### At a Glance

**Reference** MFH-PROAN1238781

**Near to** Nice centre

**Price** €364,000

**Bed** 2

**Pool** No

**Hab.Space** 42 sqm

**Land Tax** N/A

### Property Description

5th largest city in France by population, Nice is a real metropolis thanks in particular to major projects such as Acropolis, Sophia Antipolis, the Palais des Congrès and its international airport (the 2nd in France after Paris). Nice is widely open to industrial, scientific and high-tech activities.

Nice is not just this city on the shores of the Mediterranean. Within it, many neighborhoods each with its own

personality, specificity, way of life, architecture.

The district is booming with many local shops and the tramway (lines 1 or 2).

This is the “trendy” district of Nice with its proximity to the port and the Old Town and its many bars and restaurants (Place du Pin) called the Petit Marais niçois.

The program is served by line 1 of the "Garibaldi stop" tram, which allows you to reach the largest Faculty of Nice Saint-Jean d'Angély at four tram stations, but also by line 2, which provides direct access to the western districts of the city. from Nice and Nice Côte d'Azur airport.

This small renovation program is ideally located near the port of Nice, a very lively district with food shops and many boutiques. Rue de la République connects Place Garibaldi to Acropolis (tram line 1). Versatile and multifunctional, the Palais de Congrès et des Expositions de Nice is the leading exhibition center on the Côte d'Azur. It is ranked 2nd in France in number of delegates and 3rd in number of conferences hosted.

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	€364,000

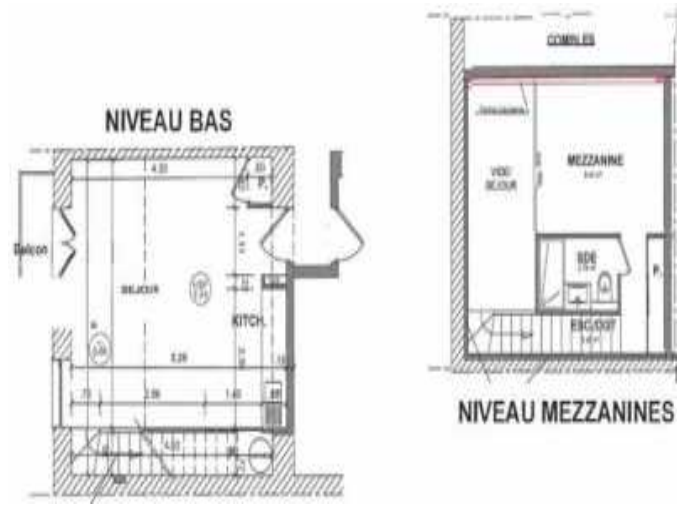
## Key Information

Internal Area:	42 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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.

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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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