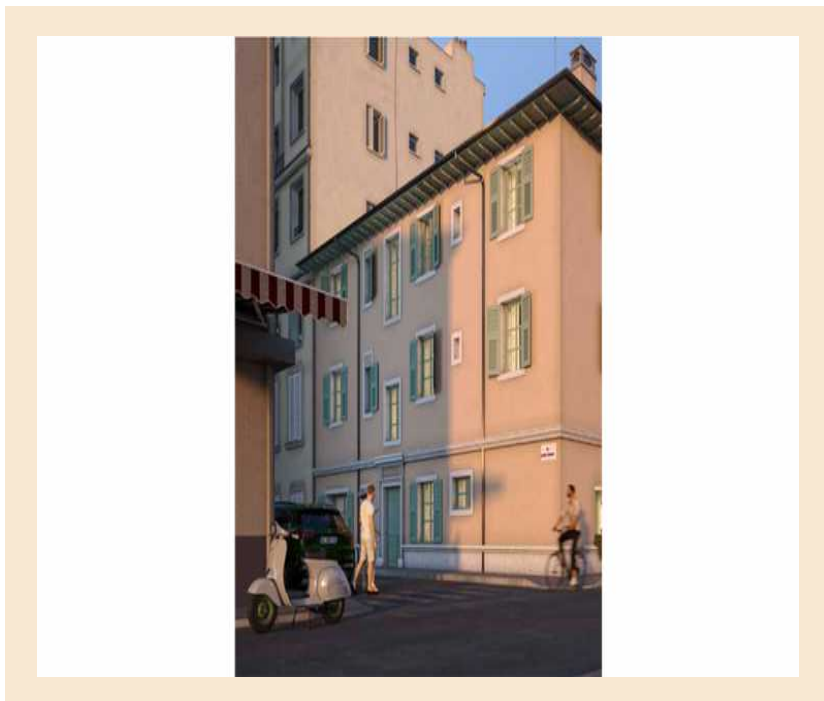


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## Nice Centre New Apartment For Sale French Riviera

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



**€316,698**

inc. of agency fees

32 sqm

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

### At a Glance

**Reference** MFH-PROAN1239017

**Near to** Nice centre

**Price** €316,698

**Pool** No

**Hab.Space** 32 sqm

**Land Tax** N/A

### Property Description

5th largest city in France by population, Nice is a real metropolis thanks in particular to large-scale projects such as Acropolis, Sophia Antipolis, the Palais des Congrès and its international airport (the 2nd largest 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 are many districts, each with its own

personality, specificity, way of life and architecture.

This rehabilitation program for a building complex in NICE CENTER is ideally located in the "Carré d'Or", an upscale, dynamic and central district offering a high quality of life.

The many and varied restaurants and shops delight residents and tourists alike.

This highly sought-after area is very well served by public transport, in particular by the tramway. It also allows a life on foot because of its location and its amenities.

It is a chic district, famous for its haute couture boutiques, especially around rue Paradis and avenue de Verdun. Upscale hotels, including the Negresco, dot the palm-lined Promenade des Anglais.

All around this rehabilitation program of the Carré d'Or are concentrated many sites and must-see monuments of the city.

It notably houses the Villa Masséna, an emblematic architectural gem on the Promenade des Anglais, which houses a museum of art and history. Among the valuable green spaces in the Carré d'Or sector are the gardens of the Villa Masséna, but also the Alziari de Malausséna square, the Frog park and the Alsace-Lorraine garden.

The Carré d'Or has several prestigious hotels such as the Palais de la Méditerranée and its casino.

This resolutely intimate rehabilitation program offers 13 apartments: studios, lofts and two-room apartments.

#### SERVICES:

-Laminated parquet

-Large format tiles

-Full-height tiles in the bathrooms

-Equipped kitchen

-Extra flat water heater

-Individual electric heating

-Hot water by heat pump

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  
Price: €316,698

### Key Information

Internal Area: 32 sqm

**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

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**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates