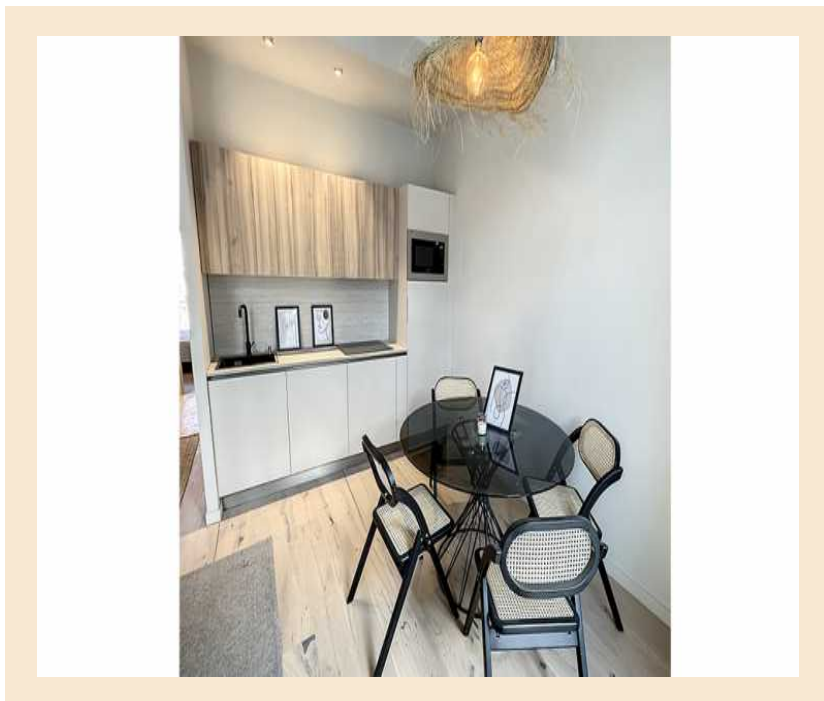


[Click to view MFH-PROAN1239578](#)

## Nice Centre New Apartment For Sale French Riviera

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



# €365,000

inc. of agency fees

2 Beds

40 sqm

This renovation program is ideally located near the Port of Nice. It is a very lively district with food shops and many shops. Rue...

### At a Glance

<b>Reference</b>	MFH-PROAN1239578	<b>Near to</b>	Nice centre	<b>Price</b>	€365,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	40 sqm
				<b>Land Tax</b>	N/A

### Property Description

This renovation program is ideally located near the Port of Nice. It is a very lively district with food shops and many shops. Rue de la République connects Place Garibaldi to Acropolis (tram line 1). Versatile and multifunctional, the Palais des 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.

Located to the south-east of the center of Nice, the Port and Place Garibaldi sector is booming thanks to urban renewal projects and the arrival of the tram network. The program is located just 300 m from the Port of Nice and 450 m from Place Garibaldi.

A 3-minute walk from our program around the emblematic Place du Pin and in the adjacent streets of Rue Bonaparte, is the small Marais Niçois. This former industrial and popular district has been experiencing a resurgence of interest in recent years due to growing nightlife. But beyond the trendy bars and restaurants that make it famous, the district is constantly changing and during the day, there are dozens of addresses combining tradition, know-how and avant-garde that appeal to Nice and tourists.

Ideal, this address will provide residents with a friendly and lively neighborhood life. The places of life and the main points of interest of Nice are accessible in a few minutes on foot or by tram.

The renovation program of Nice Center near the Port is atypical since it involves the complete renovation of an apartment on the second floor which will be completely redesigned and 2 apartments will be created. Magnificent 3-room apartments of 50 m<sup>2</sup> and 40 m<sup>2</sup> with balconies, the properties have been completely rehabilitated and refurbished with quality services carried out by an interior designer.

#### THE STRONG POINTS

- \* Advantageous tax system for a furnished rental
- \* Booming district with many local services as well as tram lines (1 and 2)
- \* 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 2 3-room apartments benefit from very nice amenities
- \* Kitchens and bathrooms are fully equipped

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	€365,000

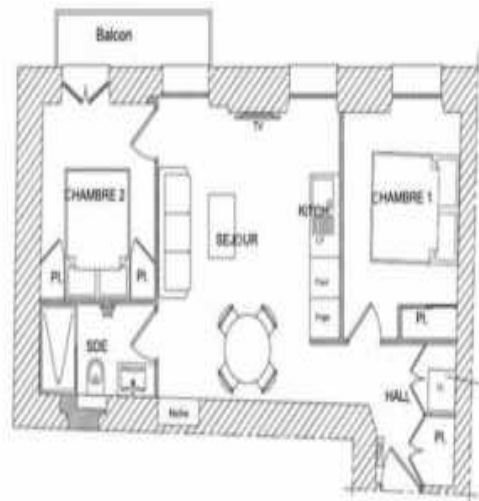
## Key Information

Internal Area:	40 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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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.

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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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