

[Click to view MFH-PROAN1253844](#)

## Nice Centre New Condo For Sale Cote Azur T2

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



# €342,646

inc. of agency fees

1 Beds

THE NEIGHBORHOOD The Liberation district, close to the hypercentre of Nice, a direct extension of Avenue Jean Médecin, is a booming...

### At a Glance

**Reference** MFH-PROAN1253844

**Near to** Nice centre

**Price** €342,646

**Bed** 1

**Pool** No

**Land Tax** N/A

### Property Description

#### THE NEIGHBORHOOD

The Liberation district, close to the hypercentre of Nice, a direct extension of Avenue Jean Médecin, is a booming bourgeois district which has experienced a revival in recent years.

Renowned for its animation, it has many restaurants, cafes, delicatessens; but above all a large open-air market with more than 120 stalls offering many quality local products daily.

Adjoining Place Charles de Gaulle, Gare du Sud has been completely redesigned. Formerly a simple train station, it is being completely restructured in order to transform itself into a leisure center bringing together more than 3,500m<sup>2</sup> of shops, restaurants, multiplex cinema, sports center and covered market. At the same time, buildings will be built for free access to families from Nice, as well as a student residence.

NICE CENTRE new condo for sale Cote Azur T2

The renovation program is located in this very attractive district with a lively urban lifestyle. It consists of two Haussmann-style buildings.

It unfolds on two wide and bright arteries, one of which, known for its famous market, offers a range of facades remarkable for their floral ornamentation.

Perfect example of what the Roaring Twenties produced on the Riviera, the windows in bays and terraces alternate in a skilful game the entrances of light and the sculpted massifs.

Under the foliage bringing freshness and shade, the bourgeois apartments will be served by vast outbuildings where the Belle Epoque-style elevators and staircases will see their marble restored and their woodwork preserved.

Particular care will be taken to highlight and color this building complex, which promises to be one of the most beautiful addresses on the avenue.

## STRENGTHS OF THE NICE CENTER RENOVATION PROGRAM

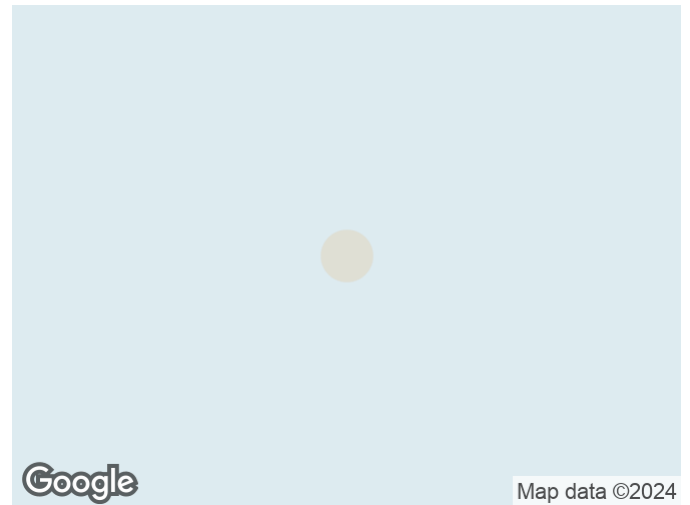
- Central district of Nice
- Extension of Avenue Jean Médecin
- Tramway T1 at 200 m, stop: Garte Thiers
- 5 min walk from the city center
- 2 min walk from the train station

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€342,646

## Key Information

## 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.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
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