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## Nice Centre For Sale T3 New Apartment Cote Azur

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



**€396,000**

inc. of agency fees

2 Beds

69 sqm

The seaside for neighbour, it is in this setting where daily life is punctuated by the seasons and the mild iodized air that this...

### At a Glance

**Reference** MFH-PROAN1344031

**Near to** Nice centre

**Price** €396,000

**Bed** 2

**Pool** No

**Hab.Space** 69 sqm

**Land Tax** N/A

### Property Description

The seaside for neighbour, it is in this setting where daily life is punctuated by the seasons and the mild iodized air that this renovated residence in Nice fits.

In the city of Nice, which is full of cultural treasures and remarkable sites, this new address rises in the city

called the “Jewel of the Côte d’Azur”.

In the heart of the Vernier district, the renovated residence takes place in a residential and commercial environment, close to the hypercentre.

All the amenities, schools, sports facilities, restaurants and services make this district an exceptional anchor point for an address to discover without delay.

This renovated residence in Nice center, yet located in the heart of the city, offers 21 quietly oriented apartments, all benefiting from vast outdoor spaces open to nature.

In addition, their occupants have cellars and parking spaces or garages in the basement.

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	€396,000

## Key Information

Internal Area:	69 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.

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.

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