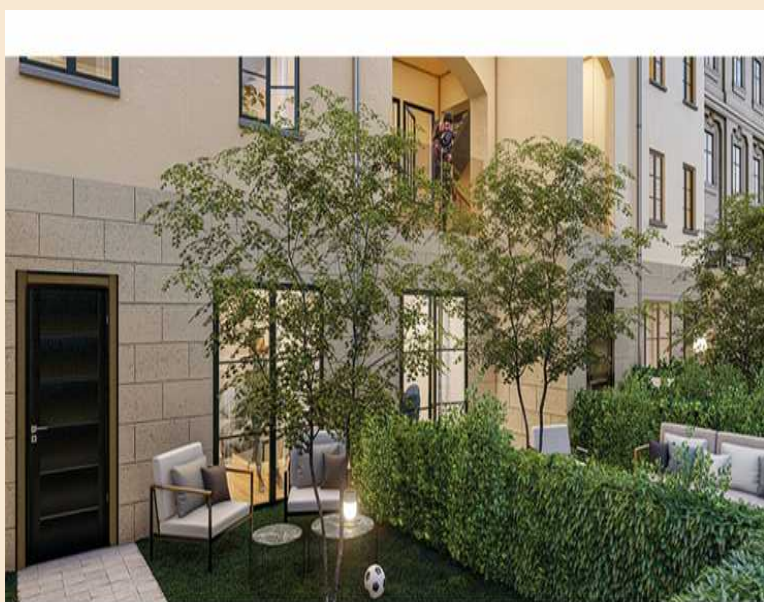


[Click to view MFH-PROAN1469099](#)

## Nice Centre New T2 Property For Sale Cote Azur

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



# €313,046

inc. of agency fees

1 Beds

31 sqm

This renovation of a Belle Époque Style building in NICE CENTER is located in the "Petit Marais Niçois", a lively and historic district...

### At a Glance

**Reference** MFH-PROAN1469099

**Near to** Nice centre

**Price** €313,046

**Bed** 1

**Pool** No

**Hab.Space** 31 sqm

**Land Tax** N/A

### Property Description

This renovation of a Belle Époque Style building in NICE CENTER is located in the "Petit Marais Niçois", a lively and historic district in the heart of the city, between the hill of the Castle, the Parc du Mont Boron and Port Lympia.

This authentic and elegant program, adorned with wrought iron balconies, offers 49 fully renovated apartments with exceptional charm, from studios to 2-room duplexes.

The building will be renovated on the outside with exceptional materials and remarkable services for the interiors.

#### BELLE EPOQUE BUILDING UNDER RENOVATION IN NICE CENTER - TAXATION

This program of renovation of a Belle Époque building in NICE CENTER is eligible for investment schemes in Deficit Foncier and PINEL Optimisé.

For more information, contact us !

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:	1
Price	€313,046

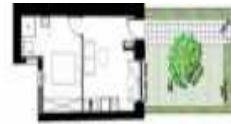
## Key Information

Internal Area:	31 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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### 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.

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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**

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**

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fast transfers

send money abroad 24/7 excellent rates