

[Click to view MFH-PROAN1469155](#)

## Nice Est New Property For Sale T2 Cote Azur

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



# €379,360

inc. of agency fees

1 Beds

44 sqm

THE NEIGHBORHOOD Located near the old town, in the south-east of Nice, the district is imbued with an atypical Nice culture. By its...

### At a Glance

**Reference** MFH-PROAN1469155

**Near to** Nice Est

**Price** €379,360

**Bed** 1

**Pool** No

**Hab.Space** 44 sqm

**Land Tax** N/A

### Property Description

#### THE NEIGHBORHOOD

Located near the old town, in the south-east of Nice, the district is imbued with an atypical Nice culture. By its architecture, representative of the past, particularly at the port, it remains one of the symbols of Nissart

culture.

Central district of Nice now residential, the apartment renovation program in Nice Est in a bourgeois building is ideally located. Indeed, it is equipped with all amenities but is also served by the tram (stations: Garibaldi at 200m and Acropolis at 350m) allowing you to get to the city center in five minutes.

The Promenade du Paillon, located 200m from the building, is a green corridor linking the Promenade des Anglais to the National Theatre. There are more than 12 hectares of greenery made up of trees, shrubs and perennials, but also a huge 3000m<sup>2</sup> water mirror and a 1400m<sup>2</sup> mist plateau. This green promenade gives Nice the title of “Eco-responsible City”.

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	€379,360

## Key Information

Internal Area:	44 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.

## 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