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## Nice Centre New Property For Sale T3 Cote Azur

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



# €377,000

inc. of agency fees

2 Beds

61 sqm

This new contemporary program is ideally located near the city and the sea in one of the liveliest and most commercial areas of Nice....

### At a Glance

<b>Reference</b>	MFH-PROAN1469206	<b>Near to</b>	Nice centre	<b>Price</b>	€377,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	61 sqm
				<b>Land Tax</b>	N/A

### Property Description

This new contemporary program is ideally located near the city and the sea in one of the liveliest and most commercial areas of Nice.

Indeed, the Liberation district is an authentic Nice district steeped in history.

This superb private residence with contemporary architecture offers accommodation from 2 to 4 rooms.

The apartments of this new program in Nice center benefit from neat finishes and services as well as comfortable outdoor spaces to enjoy the generous sun of the Côte d'Azur.

For convenience, in an area where places are scarce, each accommodation has a cellar and one or two parking spaces.

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	€377,000

## Key Information

Internal Area:	61 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:

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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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