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## Nice Centre New Property For Sale T2 Cote Azur

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



# €364,784

inc. of agency fees

1 Beds

34 sqm

Nestled in the heart of Nice, a stone's throw from the Promenade des Anglais, the Carré d'Or offers an exceptional living environment...

### At a Glance

**Reference** MFH-PROAN1469214

**Near to** Nice centre

**Price** €364,784

**Bed** 1

**Pool** No

**Hab.Space** 34 sqm

**Land Tax** N/A

### Property Description

Nestled in the heart of Nice, a stone's throw from the Promenade des Anglais, the Carré d'Or offers an exceptional living environment. The district of this rehabilitation program combines architectural elegance, the prestige of major brands and a relaxed way of life. Its shady pedestrian streets, festooned with luxury boutiques, attract many tourists and vacationers. On the residential side, the buildings dating from the Belle

Époque that compose it reveal their majestic facades.

A convenient location

This rehabilitation program of the Golden Square of NICE CENTER is located 10 minutes walk from the Nice-Ville TGV station which allows you to reach many national and international destinations. You can also very quickly access Place Magenta or Old Nice, emblems of the city.

A high-end building

The majestic ocher building, built in 1908, displays all the characteristics of the Belle Époque style, with its bay windows, its reliefs and its ornamental brackets. From the delicate wrought iron overhangs to the sculptural balusters, every detail contributes to the elegance of the four-storey building. The location of this bright building offers dream living conditions, a few steps from the sea, in the heart of a residential area composed mainly of bourgeois apartments.

Eligible land deficit.

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	€364,784

## Key Information

Internal Area:	34 sqm
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## Location: Provence-Alpes-Cote d'Azur



## Gallery



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or email us at **bonjour@my-french-house.com**.

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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.

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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