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## Nice Centre New Property For Sale Cote Azur T3

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



**€590,000**

inc. of agency fees

2 Beds

76 sqm

Discover your new program in Nice Centre, a rare address in the heart of the city in the authentic district of Riquier and the Port...

### At a Glance

**Reference** MFH-PROAN1469287

**Near to** Nice centre

**Price** €590,000

**Bed** 2

**Pool** No

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

Discover your new program in Nice Centre, a rare address in the heart of the city in the authentic district of Riquier and the Port of Nice.

Ranging from studios to 4-room duplexes, the apartments are open to an outdoor space benefiting from a

very beautiful light thanks to large bay windows. For a life of today, they will also be connected thanks to the SMARTHAB system in order to be able to manage their roller shutters and heating remotely.

A rare privilege in the city, the apartments in this new program near the Port on the east side, offer beautiful unobstructed views of the tree-lined Square Normandie Niemen and the hill of the Mont Alban fort.

Set back from Boulevard Delfino, planted with trees and rich in small shops, just a few minutes from the famous Places du Pin or Arson, the popular and strategic Port district promises a perfect and lively daily life.

An ideal location with a Vélo Bleu station in front of the residence, a 3-minute walk from the Bus line 03-37 stop, 300 m from the tram and 400 m from the SNCF station.

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	€590,000

## Key Information

Internal Area:	76 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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