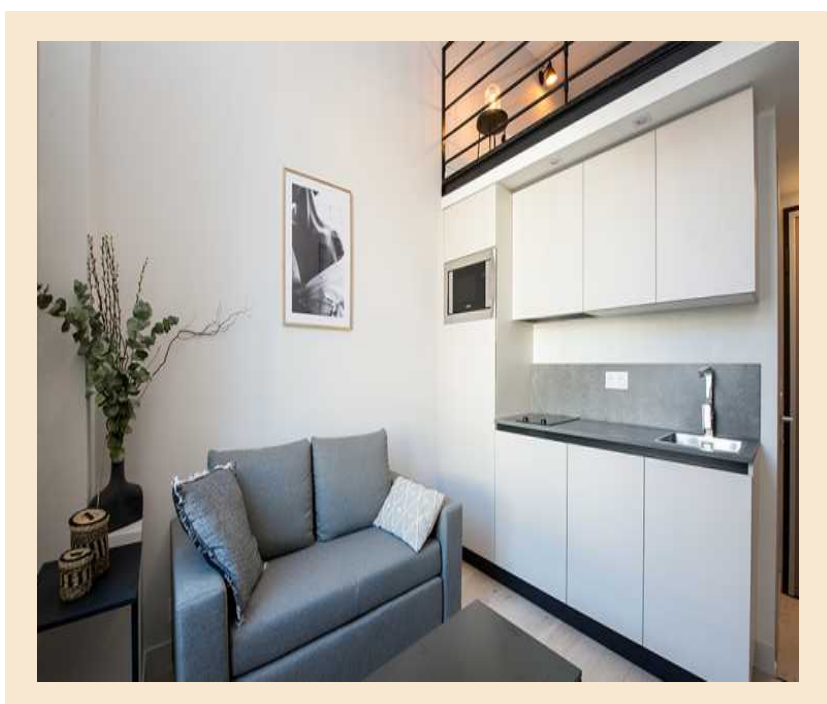


[Click to view MFH-PROAN1469295](#)

## Nice Centre New Property For Sale Cote Azur T2

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



**€495,000**

inc. of agency fees

1 Beds

49 sqm

5th largest city in France by population, Nice is a real metropolis thanks in particular to major projects such as Acropolis, Sophia...

### At a Glance

**Reference** MFH-PROAN1469295

**Near to** Nice centre

**Price** €495,000

**Bed** 1

**Pool** No

**Hab.Space** 49 sqm

**Land Tax** N/A

### Property Description

5th largest city in France by population, Nice is a real metropolis thanks in particular to major projects such as Acropolis, Sophia Antipolis, the Palais des Congrès and its international airport (the 2nd in France after Paris). Nice is widely open to industrial, scientific and high-tech activities.

Nice is not just this city on the shores of the Mediterranean. Within it, many neighborhoods each with its own

personality, specificity, way of life, architecture.

The district is booming with many local shops and the tramway (lines 1 or 2).

This is the "trendy" district of Nice with its proximity to the port and the Old Town and its many bars and restaurants (Place du Pin) called the Petit Marais niçois.

The program is served by line 1 of the "Garibaldi stop" tram, which connects the largest Faculty of Nice Saint-Jean d'Angély to four tram stations, but also by line 2, which provides direct access to the western districts of the city. from Nice and Nice Côte d'Azur airport.

NICE CENTRE new property for sale Cote Azur T2

This small renovation program is ideally located near the port of Nice, a very lively district with food shops and many boutiques. Rue de la République connects Place Garibaldi to Acropolis (tram line 1). Versatile and multifunctional, the Palais de Congrès et des Expositions de Nice is the leading exhibition center on the Côte d'Azur. It is ranked 2nd in France in number of delegates and 3rd in number of conferences hosted.

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€495,000

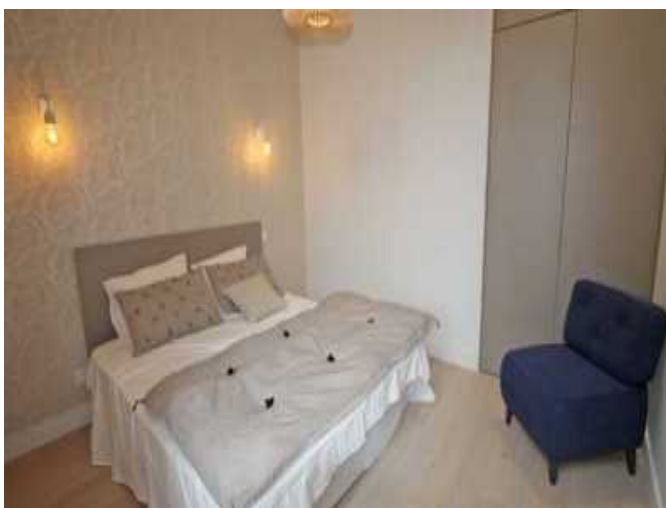
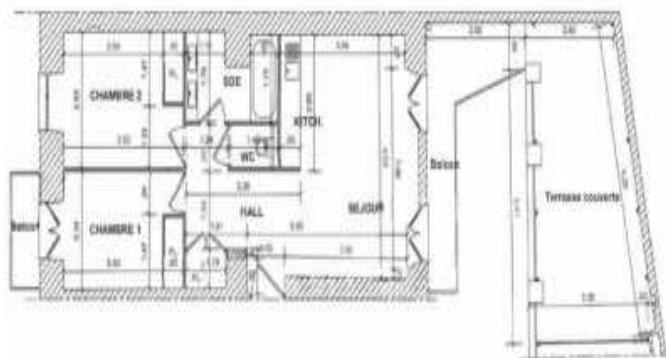
## Key Information

Internal Area:	49 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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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.

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