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1 bedroom New Build in Alpes-Maritimes

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



€395,000

inc. of agency fees

1 Beds

45 sqm

A Contemporary Residence That Redesigns Its Neighborhood
Welcome To Our New Real Estate Program In The Heart Of The Riquier District...

At a Glance

Reference MFH-
PROAN2376134

Bed 1

Near to Nice

Pool No

Price €395,000

Hab.Space 45 sqm

Land Tax N/A

Property Description

A CONTEMPORARY RESIDENCE THAT REDESIGNS ITS NEIGHBORHOOD

Welcome to our new real estate program in the heart of the Riquier district in Nice, a stone's throw from the Port! There you will find functional studios and 2-room apartments, perfect for student life or for owning a pied-à-terre. It also offers 3 and 4 rooms for an active and fulfilled family life, with a well-defined separation between the day area and the sleeping area.

BRIGHT AND FUNCTIONAL SPACES

One of the rare advantages in the city center is that all living rooms and most bedrooms open onto beautiful balconies or loggias, thus preserving your privacy. The large bay windows and sometimes double exposures guarantee exceptional light throughout the day. For cycling enthusiasts, the bicycle rooms on the ground floor are equipped with a repair workshop and an inflation station to facilitate the daily life of residents.

THE PRIVILEGE OF THE TOP FLOOR

On the top floor, discover the privilege of beautiful 3 and 4 room duplex apartments, with a remarkable ceiling height of 3 meters and a master bedroom with private bathroom. The interior is neat with high quality finishes for a serene and comfortable life.

A COMMITMENT TO THE ENVIRONMENT

The new residence in Riquier is eligible for the PINEL and PTZ (Zero Rate Loan) schemes. It meets energy standards with requirements 20% higher than the RT 2012 Thermal Regulations and will be NF Habitat HQE (High Environmental Quality) certified.

THE CITY OF NICE - A JEWELRY OF THE COTE D'AZUR

Nice, the jewel of the Côte d'Azur, shines in a thousand ways with its mild and sunny climate all year round. Its major projects such as the future Grand Arénas business district, Nice Méridia and the future large exhibition center promise an ever brighter future for the economic capital of the Côte d'Azur.

RIQUIER - AN IDEAL LOCATION IN THE CITY CENTER

Located in the heart of the Riquier district, this new residence in Nice offers you an ideal location for easy living in the city center. Just a stone's throw away, you can stroll towards the Lympia port, the lively Place du Pin and the pedestrian facilities of the Promenade des Arts. The immediate proximity of the large TNL shopping center, the tram stations on Avenue de la République, the port, the Riquier train station and the large Saint-Jean-d'Angély university center boost its unique attractiveness. Nice is a unique city where the quality of life is exceptional!

We present per new construction project three different sizes; a small apartment, a medium size apartment and the largest apartment. This is to give you an idea of the price range. Of course, there are more apartments available. Contact us to get the brochure and the latest availability!

Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€395,000

Key Information

Internal Area:	45 sqm
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Location: Provence-Alpes-Cote d'Azur



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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.

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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 cooling 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



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