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## 3 bedroom New Build in Alpes-Maritimes

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



**€547,000**

inc. of agency fees

3 Beds

78 sqm

Welcome To Nice, The Pearl Of The French Riviera! Nice, Jewel Of The Mediterranean, Stretches From The Sunny Shores Of The Coast To...

### At a Glance

**Reference** MFH-  
PROAN3052765

**Bed** 3

**Near to** Nice

**Pool** No

**Price** €547,000

**Hab.Space** 78 sqm

**Land Tax** N/A

### Property Description

## WELCOME TO NICE, THE PEARL OF THE FRENCH RIVIERA!

Nice, jewel of the Mediterranean, stretches from the sunny shores of the coast to the majestic peaks of the Mercantour. Affectionately nicknamed "Nissa la bella", it embodies the Mediterranean art of living and offers a setting worthy of a postcard. With its exceptional sunshine of 300 days per year, its international airport, its maritime links to Corsica and Sardinia, its TER/TGV station, and its three tramway lines facilitating travel, Nice has many assets.

## NEW PROGRAM IN NICE EST: THE ENVIABLE ADDRESS

Located in the heart of the Riquier district, the new program of Nice Est blends harmoniously into this Mediterranean decor. Just a 4-minute walk from the Nice-Riquier TER train station, 6 minutes by tram on line L1, and 11 minutes by bike from the fish market on Place Saint-François, it offers privileged access to life in Nice. The famous Place du Pin, in the heart of the Marais Niçois, with its unusual restaurants and shops, is accessible in a few minutes on foot. In addition, schools, shops, local services, as well as sports and cultural facilities are located within a 500-meter radius, cultivating a typically Côte d'Azur art of living.

## CONTEMPORARY ARCHITECTURE IN THE COLORS OF NICE

This new Riquier program elegantly combines contemporary with the characteristic nuances of Nice. Its green island heart offers an unexpected garden in the heart of the city. The program offers underground parking and a secure bicycle room, inviting residents to take full advantage of urban life.

## FUNCTIONAL AND PERSONALIZED HOUSING

This new development in Nice East offers a range of apartments from studios to 4-room apartments, some of which are duplexes, adapting to all lifestyles. The apartments are modernly designed, highlighting the open kitchen as the central room. All benefit from a private outdoor space in the form of a large balcony, promoting outdoor living and bright interiors. You have the opportunity to personalize your accommodation with quality materials

and renowned suppliers.

Discover the incomparable charm of life in Nice, in a contemporary residence in the heart of this enchanting city.

#### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient construction RT2020, capital gain after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you have our guidance until delivery. We present different sizes to each new construction project to give you an idea of the price range. Contact us to get the project brochure and to learn about the latest availability!

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Price	€547,000

## Key Information

Internal Area:	78 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 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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