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## 2 bedroom New Build in Alpes-Maritimes

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



**€363,000**

inc. of agency fees

2 Beds

64 sqm

A City Of Excellence Welcome To Nice, The Capital Of The Côte D'azur, Located On The Edge Of The Bay Of Angels, In The Alpes-maritimes...

### At a Glance

**Reference** MFH-  
PROAN3068083

**Bed** 2

**Near to** Nice

**Pool** No

**Price** €363,000

**Hab.Space** 64 sqm

**Land Tax** N/A

### Property Description

## A CITY OF EXCELLENCE

Welcome to Nice, the capital of the Côte d'Azur, located on the edge of the Bay of Angels, in the Alpes-Maritimes department. With its 545,000 inhabitants, Nice shines thanks to its exceptional landscapes, nestled between the Mediterranean Sea and the majestic surrounding mountains. This city, recently classified as a UNESCO World Heritage Site, was elected the first city with more than 200,000 inhabitants where life is good. Its exceptional climate adds to the comfort of Mediterranean life.

## PRIME LOCATION

The new residence of Nice-Centre, located just 3 km from the city center of Nice and the beaches, enjoys a privileged location. It is located in the heart of the Cimiez district, a popular, calm and green area, overlooking the historic heart of Nice. This unique location offers easy access to all amenities, such as local shops, bakeries, restaurants and pharmacies, just a few steps away. In addition, a supermarket is just 1 km away, meeting the daily needs of residents. Nurseries, nursery and primary schools, middle schools and high schools are also nearby, making life easier for families.

## COMFORT AND SERENITY

This new residence in Cimiez on a human scale offers spacious apartments in a calm and warm environment. Each of these apartments is extended by private outdoor spaces, whether balconies, terraces or gardens, allowing residents to fully enjoy the mild Mediterranean climate. The services are neat, with underground parking for security and tranquility, equipped bathrooms or shower rooms, secure access thanks to the videophone, and much more.

## A PRIVILEGED LIFE IN NICE

In short, the new residence in Nice center offers an exceptional opportunity to live in the sought-after district of Cimiez, close to all amenities, while enjoying the comfort and serenity of a carefully designed living environment. Discover the privileged life that Nice has to offer in

this unique residence in Nice-Centre.

### 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:	2
Price	€363,000

### Key Information

Internal Area:	64 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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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