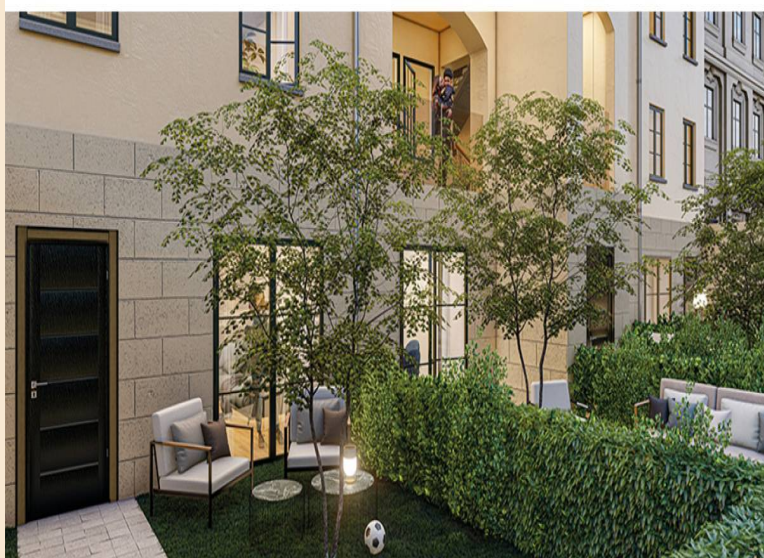


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1 bedroom New Build in Alpes-Maritimes

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



€297,969

inc. of agency fees

1 Beds

30 sqm

An Exceptional Renovation In
The Heart Of Nice Centre
Discover This Unique
Opportunity To Live In The
Heart Of Nice Centre, In A
Historic...

At a Glance

Reference MFH-
PROAN3237140

Bed 1

Near to Nice

Pool No

Price €297,969

Hab.Space 30 sqm

Land Tax N/A

Property Description

AN EXCEPTIONAL RENOVATION IN THE HEART OF NICE CENTRE

Discover this unique opportunity to live in the heart of Nice Centre, in a historic district nicknamed the "Petit Marais Niçois". Nestled between the majestic Château hill, the peaceful Parc du Mont Boron and the dynamic Port Lympia, this elegant renovation program is part of a Belle Époque style building.

A VIBRANT AND HISTORIC NEIGHBORHOOD

The "Petit Marais Niçois" is a lively neighborhood steeped in history, offering an exceptional quality of life. You will be surrounded by picturesque streets, lively squares and charming restaurants. The beauty of the neighborhood lies in its balance between urban excitement and the tranquility of the surrounding green spaces.

AN AUTHENTIC AND ELEGANT RESIDENCE

This renovation program offers 49 fully renovated apartments, which retain the exceptional charm of the Belle Époque. From studios to 2-room duplexes, each accommodation is designed with meticulous attention to detail. The wrought iron balconies add a touch of elegance to the whole.

EXCEPTIONAL SERVICES

The renovation of this Belle Époque building will be done with exceptional materials, guaranteeing remarkable quality for the interiors. Every detail will be taken care of to preserve the historical character of the building while offering modern comfort.

ATTRACTIVE TAX ADVANTAGES

This renovation program in Nice Center offers attractive tax advantages. It is eligible for the investment schemes in Déficit Foncier and PINEL Optimisé, which can be an interesting opportunity for investors.

EXPERIENCE THE ELEGANCE OF THE BELLE ÉPOQUE

Do not hesitate to contact us for more information on this exceptional Belle Époque renovation in the heart of Nice Center.

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:	1
Price	€297,969

Key Information

Internal Area:	30 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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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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