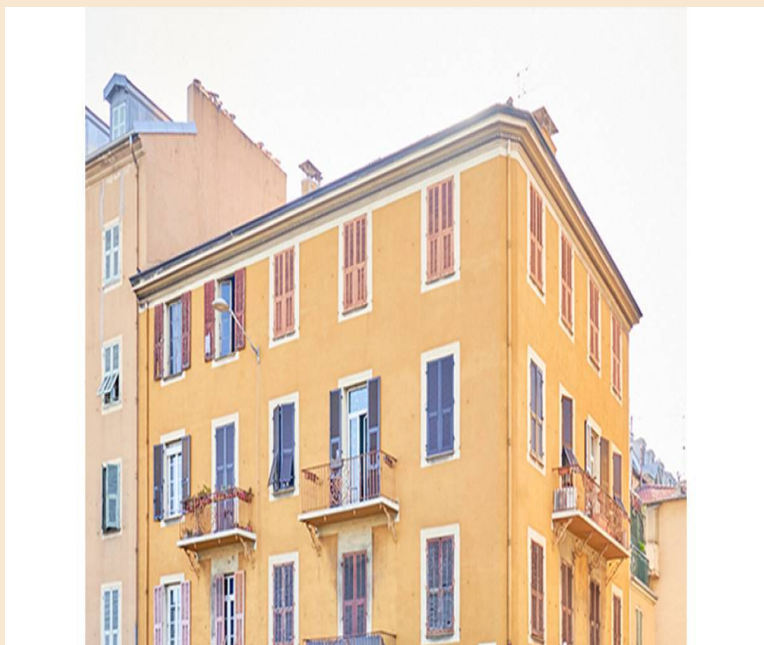


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1 bedroom New Build in Alpes-Maritimes

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



€367,000

inc. of agency fees

1 Beds

44 sqm

A Few Steps From The Port Of Nice And The Old Town, The Riquier District Is Promising. It Is Located Near Major Urban Projects In...

At a Glance

Reference MFH-
PROAN3267244

Bed 1

Near to Nice

Pool No

Price €367,000

Hab.Space 44 sqm

Land Tax N/A

Property Description

A few steps from the port of Nice and the old town, the Riquier district is promising. It is located near major urban projects in the city of Nice: the future extension of the Promenade du Paillon and the ICONIC project.

This rehabilitation program of Nice Center is located at the foot of the future "Coulée Verte", the extension of 8 hectares of greenery, planned for 2025, creating a real green lung in the heart of Nice.

This authentic and warm district is full of assets. Both residential and commercial, the Riquier district mainly attracts families because it is provided with all the amenities (transport, schools, local shops, etc.) allowing a lifestyle "everything on foot".

The restaurants and shops make it a very lively district in which life is good.

Located directly at the foot of the future extension of the Promenade du Paillon, this Nice Centre rehabilitation program consists of 4 apartments, 2 of which have a clear view of the upcoming "Coulée Verte". The T2 and T3 type lots are on the 1st and 3rd floors of the building. The exposure of the apartments gives them natural light. They will benefit from a kitchen open to the living room offering a large living area. The properties will be enhanced with modern services in a contemporary style, while respecting the old character of the typical Nice apartment.

The common areas of this rehabilitation program facing the Coulée Verte will be completely rehabilitated. Our teams will keep the beautiful period railings of the stairs, the travertine steps of the stairs and the Belle Epoque style landing doors. Finally, the facade of the building will be renovated while keeping the warm tone, typical of Mediterranean cities and the shutters: wooden blinds.

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	€367,000

Key Information

Internal Area:	44 sqm
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Location: Provence-Alpes-Cote d'Azur



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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.

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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.

S. and L. BROWN



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