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New Build in Alpes-Maritimes

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



€230,000

inc. of agency fees

23 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-
PROAN3283412

Near to Nice

Pool No

Price €230,000

Hab.Space 23 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! 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-room apartments for an active and fulfilling family life, with a well-defined separation between the living area and the sleeping area.

BRIGHT AND FUNCTIONAL SPACES

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

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 Riquier residence 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 certified NF Habitat HQE (High Environmental Quality).

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

Nice, the jewel of the Côte d'Azur, shines with a thousand facets 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 tramway stations on Avenue de la République, the port, the Riquier train station and the large Saint-Jean-d'Angély university center boost its unique appeal. Nice is a unique city where the quality of life is exceptional!

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
Price €230,000

Key Information

Internal Area: 23 sqm

Location: Provence-Alpes-Cote d'Azur



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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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