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## 2 bedroom New Build in Alpes-Maritimes

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



**€340,094**

inc. of agency fees

2 Beds

61 sqm

Eligible For 5.5\* Vat On Certain Lots, For The Purchase Of A Primary Residence! Discover The Beautiful City Of Nice Nice, Nicknamed...

### At a Glance

**Reference** MFH-  
PROAN3338330

**Bed** 2

**Near to** Nice

**Pool** No

**Price** €340,094

**Hab.Space** 61 sqm

**Land Tax** N/A

### Property Description

ELIGIBLE FOR 5.5\* VAT on certain lots, for the purchase of a primary residence!

## DISCOVER THE BEAUTIFUL CITY OF NICE

Nice, nicknamed "Nissa la Bella," is a sun-drenched city located between the sea and the mountains on the magnificent Côte d'Azur. It seduces with its mild climate, the beauty of its panoramas, and the charm of its picturesque streets. Nice is famous for its Promenade des Anglais, which runs along the Baie des Anges, as well as for its rich cultural heritage.

## AN ECONOMIC AND CULTURAL HUB

Nice is the second most popular tourist destination in France, attracting visitors from all over the world. However, it's not limited to tourism. The city also stands out for its efficient research ecosystem and its ambitious and sustainable economic development. It positions itself as a "Smart City" and promotes eco-industries to build the future.

## THE CHARM OF THE SAINT-ROCH DISTRICT

Located in the eastern part of the city, the Saint-Roch district offers a most pleasant living environment. Residential and close to the city center, it is also just steps from the beautiful nearby beaches. Saint-Roch will charm you with its history, its popular spirit, and its village atmosphere. Every day, a veritable explosion of colors and local flavors enlivens its large square with a typical Niçois market.

## A NEW DEVELOPMENT IN NICE EAST

This new development in Nice East consists of 26 apartments, ranging from studios to three-room apartments. The contemporary and functional building in the Saint-Roch district offers pleasant and bright living spaces. All apartments also benefit from a balcony, allowing you to fully enjoy the Mediterranean climate.

## INVEST IN MEDITERRANEAN LIFE

Choosing a home in the new development in Nice East means investing in a unique living

environment between the sea and the mountains, in the heart of a dynamic, forward-looking city. Don't wait any longer to join this beautiful community and experience the good life in Nice.

Prices shown include 20% VAT.

(\*) All new home purchases are subject to 20% VAT. The reduced VAT rate of 5.5% instead of 20% for the purchase of a new home as a primary residence is a major support program for homeownership. For many, this program, compatible with a zero-interest loan (PTZ), is an opportunity to purchase a new home when their budget previously exceeded it. Check terms and conditions with your MILAN CIP advisor.

#### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient RT2020 construction, 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	€340,094

### Key Information

Internal Area:	61 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



As Featured in



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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