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2 bedroom New Build in Alpes-Maritimes

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



€346,000

inc. of agency fees

2 Beds

61 sqm

Enjoy The Advantages Of The French Riviera Located In The Heart Of The Dynamic City Of Nice, The New Nice Est Residence Is In An Authentic...

At a Glance

Reference MFH-
PROAN3338402

Bed 2

Near to Nice

Pool No

Price €346,000

Hab.Space 61 sqm

Land Tax N/A

Property Description

ENJOY THE ADVANTAGES OF THE FRENCH RIVIERA

Located in the heart of the dynamic city of Nice, the new Nice Est residence is in an authentic and sought-after neighborhood. Nice excels in many ways, whether culturally, sportingly, academically, economically, or touristically, and this new address offers numerous advantages. Just minutes from the city center, this intimate residence is located in the Saint Jean d'Angély district, offering a variety of restaurants, cafés, shops, and services. It is ideal for both families and students, with a wide selection of schools and leisure facilities nearby.

A RESIDENCE IN A PRIVILEGED SETTING

The new Saint Jean d'Angély residence features contemporary architecture with modern spaces designed to maximize natural light. Each apartment is designed to offer high-quality amenities. The interior living spaces are exceptional and functional, opening generously to the outdoors. This residence offers apartments ranging from 2 to 4 rooms, all featuring large terraces, balconies facing several directions, and/or private gardens, allowing you to enjoy the sunny Mediterranean climate. Available options include 4 duplexes and a rooftop. Underground parking spaces are included in the prices.

RESIDENCE AND APARTMENT FEATURES

- *An environmentally friendly residence
- *An exclusive, quiet, and secure location
- *Multiple orientations and large windows for optimal light
- *Large terraces, balconies, and private gardens
- *Use of carefully selected quality materials
- *Optimized thermal and acoustic comfort
- *Functional, pleasant, and lush living spaces
- *Energy-efficient buildings
- *Exceptional city-center location: nearby transportation, shops, schools, and services.

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	€346,000

Key Information

Internal Area:	61 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.

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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