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## 3 bedroom New Build in Alpes-Maritimes

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



**€459,000**

inc. of agency fees

3 Beds

75 sqm

The Ideal Location East Of Nice  
Located East Of Nice, The New  
Nice Centre Residence Offers An  
Ideal Location For Living Near  
The Port...

### At a Glance

**Reference** MFH-  
PROAN3371980

**Bed** 3

**Near to** Nice

**Pool** No

**Price** €459,000

**Hab.Space** 75 sqm

**Land Tax** N/A

### Property Description

## THE IDEAL LOCATION EAST OF NICE

Located east of Nice, the new Nice Centre residence offers an ideal location for living near the Port and the Saint-Jean d'Angély university campus. Nestled on a quiet street, this small residence with only 24 apartments provides a haven of tranquility in the heart of the city.

## A FAMILY-FRIENDLY NEIGHBORHOOD UNDERGOING REVIVAL

The Riquier district, where the new Nice Centre residence is located, is undergoing a complete revival. It offers a family-friendly environment where everything is within walking distance. Shops, schools, and services are within easy reach, making daily life extremely convenient for residents.

## EXCEPTIONAL ACCESSIBILITY

One of the major advantages of this new residence in central Nice is its proximity to public transportation. Less than 500 meters from Nice Riquier train station, residents benefit from excellent rail connectivity. In addition, tram line 1 is nearby, providing quick access to Nice's city center, facilitating urban travel.

## BRIGHT APARTMENTS WITH OUTDOOR SPACES

The apartments in the new Riquier residence are available in 2- to 4-room configurations. Each of these units opens onto an outdoor space, whether a terrace or balcony, allowing residents to enjoy the sunshine and beautiful Mediterranean weather.

## URBAN COMFORT WITH PARKING AND BIKE ROOMS

To complete the comfort of an urban lifestyle, the new Riquier residence offers underground parking, ensuring secure parking for residents. In addition, bike rooms are available, encouraging an environmentally friendly lifestyle and offering an alternative mobility solution.

## NEW RESIDENCE IN NICE CENTER

In short, the new residence in Nice Center in Riquier represents a unique opportunity to live

in a quiet, family-friendly, and thriving environment, while benefiting from proximity to amenities and excellent access to public transportation. These bright apartments with outdoor spaces offer optimal urban comfort for residents wishing to fully enjoy Nice life.

### New Construction Advantages

All new constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient RT2020 construction, capital gains after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you receive our guidance until delivery. We present different sizes for each new construction project to give you an idea of the price range. Contact us to get the project brochure and learn about the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Price	€459,000

### Key Information

Internal Area:	75 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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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