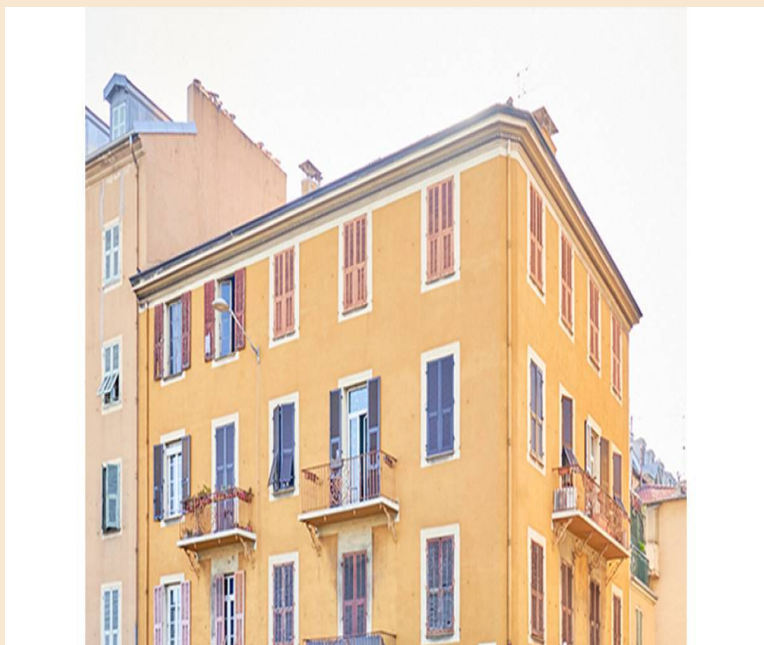


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1 bedroom New Build in Alpes-Maritimes

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



€342,000

inc. of agency fees

1 Beds

38 sqm

Just A Short Walk From The Port Of Nice And The Old Town, The Riquier District Is A Promising Area. It Is Located Near Major Urban...

At a Glance

Reference MFH-
PROAN3372452

Bed 1

Near to Nice

Pool No

Price €342,000

Hab.Space 38 sqm

Land Tax N/A

Property Description

Just a short walk from the Port of Nice and the Old Town, the Riquier district is a promising area. 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 Nice Centre rehabilitation program is located at the foot of the future "Coulée Verte," an 8-hectare green space planned for completion in 2025, creating a veritable green lung in the heart of Nice.

This authentic and welcoming neighborhood is full of assets. Both residential and commercial, the Riquier district primarily attracts families because it is well-equipped for a walkable lifestyle (transport, schools, local shops, etc.).

The restaurants and shops make it a vibrant neighborhood where life is easy.

Located directly at the foot of the future extension of the Promenade du Paillon, this Nice Center renovation project consists of four apartments, two of which have unobstructed views of the upcoming "Coulée Verte" (Green Canal). The two- and three-bedroom units are located on the first and third floors of the building.

The apartments' orientation provides natural light. They will feature an open-plan kitchen and a living room offering a large living area. The properties will be enhanced with modern amenities in a contemporary style, while respecting the old-world charm of typical Nice apartments.

The common areas of this renovation project facing the Green Canal will be completely renovated. Our teams will preserve the beautiful period stair railings, the travertine stair treads, and the Belle Époque-style entrance doors. Finally, the building's facade will be renovated, retaining the warm tone typical of Mediterranean cities and the shutters: wooden louvered shutters.

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	€342,000

Key Information

Internal Area:	38 sqm
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Location: Provence-Alpes-Cote d'Azur



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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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C. BAUER – Sunday Times

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S. and L. BROWN



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