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## 4 bedroom New Build in Alpes-Maritimes

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



€1,490,000

inc. of agency fees

4 Beds

139 sqm

A Strategic Location In Nice  
Centre The New Nice-centre  
Residence Is Ideally Located In  
The Heart Of The City, Near The  
Famous Gare...

### At a Glance

**Reference** MFH-PROAN3375110

**Near to** Nice

**Price** €1,490,000

**Bed** 4

**Pool** No

**Hab.Space** 139 sqm

**Land Tax** N/A

### Property Description

## A STRATEGIC LOCATION IN NICE CENTRE

The new Nice-centre residence is ideally located in the heart of the city, near the famous Gare du Sud, renowned for its lively open-air market. This dynamic district is served by tram line 1, providing quick access to iconic sites such as Place Masséna, Old Nice, and the famous Promenade des Anglais.

## SLEEK AND INTIMATE ARCHITECTURE

This new residence at Gare du Sud is distinguished by its sleek architecture and intimate character. It will house new apartments, ranging from 2 to 4 rooms, distinguished by their high-end amenities. The interior spaces are generous, and most of the units open onto magnificent exteriors, some of which feature rooftops, offering breathtaking views of the city.

## THE PRIVILEGE OF LIVING IN NICE CENTER

Living in this new residence in Nice Center means fully enjoying the city's excitement while benefiting from modern comforts and tranquility. The strategic location near Gare du Sud, the high-end amenities, and the spacious outdoor spaces make this residence an ideal choice for those seeking an exceptional living environment in the heart of Nice.

## 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 have 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:	4
Price	€1,490,000

### Key Information

Internal Area:	139 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery





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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](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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