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## 3 bedroom New Build in Alpes-Maritimes

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



**€479,000**

inc. of agency fees

3 Beds

81 sqm

A Revolution In The Art Of Urban Living Discover A Completely New Approach To The Art Of Urban Living In The New Nice Ovest Development....

### At a Glance

**Reference** MFH-  
PROAN3381792

**Bed** 3

**Near to** Nice

**Pool** No

**Price** €479,000

**Hab.Space** 81 sqm

**Land Tax** N/A

### Property Description

## A REVOLUTION IN THE ART OF URBAN LIVING

Discover a completely new approach to the art of urban living in the new Nice Ouest development. This residence, imbued with ecological responsibility, stands out for its high-quality environmental construction and its series of prestigious labels, including Écovallée qualité, NF Habitat HQE, and E+C. This certification represents a quality that meets the strictest standards in force.

## A STRATEGIC LOCATION IN THE HEART OF NICE WEST

This new Écovallée development is ideally located, accessible from Place Métropolitaine or Place Méridia, surrounded by charming pedestrian alleyways. Daily amenities are within easy reach thanks to shops and services on the ground floor, while an interior patio creates a green haven in the heart of the city. The Méridia tramway station, located on Avenue Simone Veil, at the foot of the building, offers exceptional mobility. Here, everything is close by to make your life simple and enjoyable, whether you're going out, working, shopping, or having fun.

## A RESIDENCE WITH EXCEPTIONAL COMFORT

The apartments in this new development in Nice West are designed to offer unparalleled comfort. They are bathed in light, spacious, and feature innovative architecture that allows for multiple orientations, dual-aspect living rooms, and corner terraces. You can enjoy panoramic views stretching from the Côte d'Azur hills to the coastline.

## HIGH-QUALITY AMENITIES

This residence offers new apartments ranging from studios to 4-room units, with bright interiors thanks to their different orientations. The superb corner terraces feature glass railings and alternating metal bars for an aesthetic and secure appearance. The efficient geothermal heating system, elevators from the basement to the upper floors, private and secure access from the underground parking to an exclusively reserved level, and the planted interior patio add to the tranquility and calm for residents.

## YOUR NEW URBAN LIFE

In short, this new development in the Écovallée in Nice West embodies a refreshing vision of the art of urban living. Ecology, comfort, proximity, and quality combine to create an exceptional living environment in the Écovallée of Nice. Come discover the luxury of simplicity, where every detail has been carefully considered to offer you an unparalleled living experience.

Some units are at a reduced price\*

For more information, please contact us.

## 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:	3
Price	€479,000

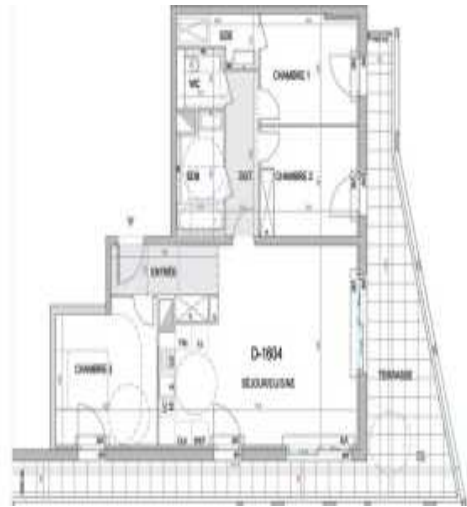
### Key Information

Internal Area:	81 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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