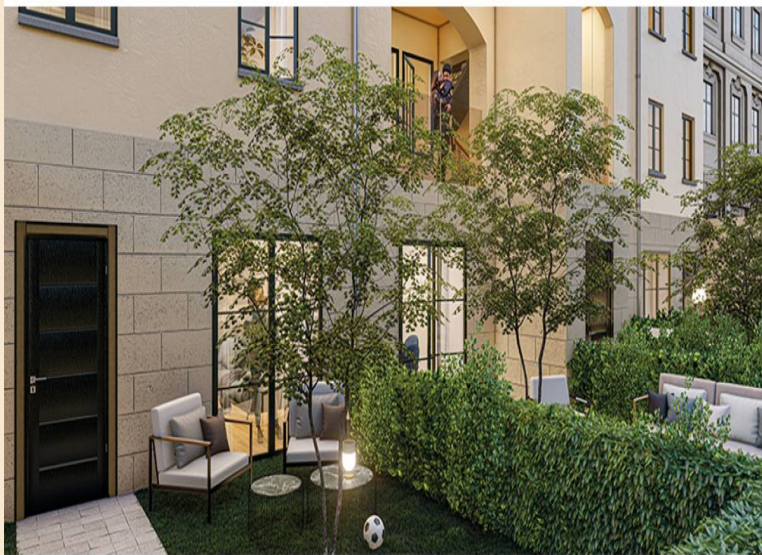


[Click to view MFH-PROAN3381832](#)

1 bedroom New Build in Alpes-Maritimes

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



€333,453

inc. of agency fees

1 Beds

34 sqm

An Exceptional Renovation In
The Heart Of Nice Center
Discover This Unique
Opportunity To Live In The
Heart Of Nice Center, In A
Historic...

At a Glance

Reference MFH-
PROAN3381832

Bed 1

Near to Nice

Pool No

Price €333,453

Hab.Space 34 sqm

Land Tax N/A

Property Description

AN EXCEPTIONAL RENOVATION IN THE HEART OF NICE CENTER

Discover this unique opportunity to live in the heart of Nice Center, in a historic neighborhood nicknamed the "Petit Marais Niçois." Nestled between the majestic Château Hill, the peaceful Parc du Mont Boron, and the vibrant Port Lympia, this elegant renovation project is housed in a Belle Époque-style building.

A VIBRANT AND HISTORIC NEIGHBORHOOD

The "Petit Marais Niçois" is a vibrant neighborhood steeped in history, offering an exceptional quality of life. You will be surrounded by picturesque streets, lively squares, and charming restaurants. The beauty of the neighborhood lies in its balance between urban bustle and the tranquility of the surrounding green spaces.

AN AUTHENTIC AND ELEGANT RESIDENCE

This renovation project offers 49 fully renovated apartments, which retain the exceptional charm of the Belle Époque. From studios to two-room duplexes, each apartment is designed with meticulous attention to detail. Wrought iron balconies add a touch of elegance.

EXCEPTIONAL SERVICES

The renovation of this Belle Époque building will be carried out with exceptional materials, guaranteeing remarkable interior quality. Every detail will be carefully considered to preserve the building's historic character while providing modern comfort.

ATTRACTIVE TAX BENEFITS

This renovation program in the center of Nice offers attractive tax benefits. It is eligible for the "Déficit Foncier" (Property Tax Deficit) and "PINEL Optimisé" (Optimized Investment Plan), which can be an interesting opportunity for investors.

EXPERIENCE THE ELEGANCE OF THE BELLE ÉPOQUE

Do not hesitate to contact us for more information on this exceptional Belle Époque

renovation in the heart of the center of Nice.

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 | €333,453 |

Key Information

| | |
|----------------|--------|
| Internal Area: | 34 sqm |
|----------------|--------|

Location: Provence-Alpes-Cote d'Azur



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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.

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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