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## Rehabilitation Of A Bourgeois Building - Nice Central

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



# €403,000

inc. of agency fees

1 Beds

37.85 sqm

Rehabilitation of a beautiful property from 1850 on a pedestrian street in central Nice, with all the benefits of an old building, high ceilings, balconies, carpentry details and the facade consisting...

### At a Glance

**Reference** MFH-  
PROHWNC7118073

**Bed** 1

**Near to** Nice

**Pool** No

**Price** €403,000

**Hab.Space** 37.85 sqm

**Land Tax** N/A

### Property Description

Rehabilitation of a beautiful property from 1850 on a pedestrian street in central Nice, with all the benefits of an old building, high ceilings, balconies, carpentry details and the facade consisting of sculpted ornaments that are characteristic of historic buildings in Nice. But at the same time with all the amenities desired in a new building with modern living comfort.

This project offers spacious and stylish rooms, well-thought-out floor plans and an external elevator that facilitates access to all floors. The accommodation consists of a total of 17 apartments from 32m<sup>2</sup> to 72m<sup>2</sup>, price from 321,000 € to 717,000 €. Many of the apartments have a balcony or terrace.

The Thiers area is appreciated for its architectural quality and that it is located a few minutes walk from the epicenter of Nice, with proximity to amenities, restaurants and transportation options.

This project is entitled to several different tax advantages: "Deficit Foncier", "Pinel Optimisé DF" and "Loc'Avantages".

Contact Wretman Estate for more information!

Information on the risks to which this property is exposed is available on the Georisques website:  
[georisques.gouv.fr](http://georisques.gouv.fr)

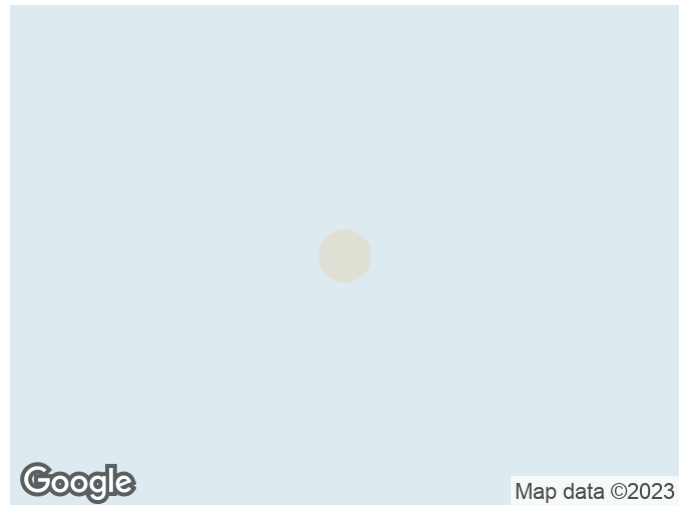
## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €403,000

## Key Information

Internal Area: 37.85 sqm

## 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.

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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 calling 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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