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## New Built Program - 3-room Apartment With Terrace - Cagnes-sur-mer

Cagnes-sur-Mer , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€576,000**

inc. of agency fees

2 Beds

77.5 sqm

Less than 15 minutes from Nice, located in a 1700 m<sup>2</sup> park, the upcoming residence combines all the pleasures of an outdoor life with its lush gardens. With a construction favoring renewable energies,...

### At a Glance

**Reference** MFH-  
PROHWNC84137361

**Bed** 2

**Near to** Cagnes-sur-Mer

**Pool** No

**Price** €576,000

**Hab.Space** 77.5 sqm

**Land Tax** N/A

### Property Description

Less than 15 minutes from Nice, located in a 1700 m<sup>2</sup> park, the upcoming residence combines all the pleasures of an outdoor life with its lush gardens. With a construction favoring renewable energies, green facades and a rainwater recovery system, the project relies on sustainable equipment in an effort to preserve the future.

Benefiting from a privileged location in Cagnes sur Mer, close to the Polygone Riviera shopping center, a school complex and less than 10 minutes from the city center. It is close transports ; a few steps from the bus and the train and the airport are less than 10 minutes away by car, and the future tram line to Nice.

We offer for sale a 5-room apartment of 100m<sup>2</sup> with a terrace of 37m<sup>2</sup>. It includes a spacious living room with kitchen, 4 bedrooms and two bathrooms and a walk-in-closet.

It includes 2 garage boxes.

We also offer for sale :

- a 4-room apartment of 99.5m<sup>2</sup> with a terrace, at 570 000€.
- two 5-room apartments with terrace, at 759 000€ and 814 000€.
- a “rooftop villa” apartment of 113m<sup>2</sup> with a terrace of 57m<sup>2</sup> at 873 000€.

Feel free to contact our broker for more information.

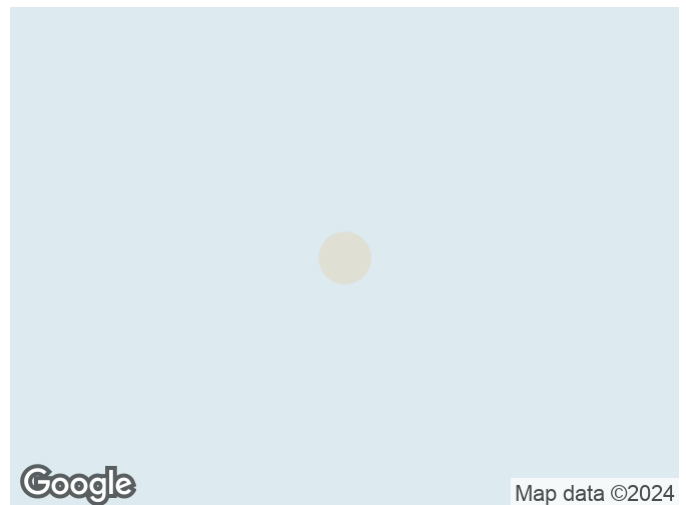
## Summary

Property type:	Apartment
Bedrooms:	2
Price	€576,000

## Key Information

Internal Area:	77.5 sqm
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**Location: Provence-Alpes-Cote-d'Azur**



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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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