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## 1 bedroom New Build in Alpes-Maritimes

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



**€269,952**

inc. of agency fees

1 Beds

30 sqm

The Charm Of The Prestigious  
Welcome To This Renovation  
Program In Cannes, A City That  
Evokes Glamor And Elegance On  
The French Riviera....

### At a Glance

**Reference** MFH-  
PROAN2454203

**Bed** 1

**Near to** Cannes

**Pool** No

**Price** €269,952

**Hab.Space** 30 sqm

**Land Tax** N/A

### Property Description

## THE CHARM OF THE PRESTIGIOUS

Welcome to this renovation program in Cannes, a city that evokes glamor and elegance on the French Riviera. This residence is nestled in the Petit Juas district, close to the SNCF station, the Old Port, the Croisette and the Palais des Festivals. Cannes is known worldwide for its Cannes Film Festival and its golden sandy beaches, making this city a prestigious place with international influence.

## STRATEGIC LOCATION

The Petit Juas renovation program in Cannes benefits from a strategic location, in close proximity to 4 higher education establishments, making it an exceptional opportunity for students. In addition, its proximity to the Old Port, the Croisette and the Palais des Festivals makes it an ideal choice for seasonal workers. This privileged location provides easy access to everything Cannes has to offer.

## A DOUBLE ADVANTAGEOUS INVESTMENT

Located in a booming residential sector, this Cannes renovation program offers a clever response to the student and seasonal rental markets. The reasonable prices adapted to both types of population make this investment a wise choice. Its ideal location favors furnished rentals for students and seasonal workers, thus maximizing potential rental yield. In addition, its proximity to the Palais des Festivals allows for optimization in conference management, opening up new opportunities.

## CAREFULLY RENOVATED ARCHITECTURE

This renovation program for Petit Juas consists of 2 floors housing 10 apartments, ranging from studios to T2 Duplexes, for a total surface area of 1287 m<sup>2</sup>. The building has been completely renovated, from the apartments to the common areas, including the facades, with the use of quality materials. The apartments are fully furnished, air-conditioned, equipped and decorated according to current trends, guaranteeing optimal living comfort.

## A RESIDENCE READY TO RENT

This renovation program in Cannes was delivered in July 2020, and the rental is effective. You can therefore invest with complete confidence, taking advantage of the immediate availability of this residence. Every detail has been thought of to provide a pleasant, modern and functional living environment, whether for student or seasonal tenants.

## OPPORTUNITY IN THE HEART OF THE COTE D'AZUR

In summary, this renovation program in Cannes represents a unique investment opportunity in one of the most popular towns on the French Riviera. Its strategic location, carefully renovated architecture and fully equipped accommodation make it a wise choice for those looking for a profitable investment in rental property on the French Riviera. Discover the elegant life of Cannes within this renovation program of Petit Juas.

We present per new construction project three different sizes; a small apartment, a medium size apartment and the largest apartment. This is to give you an idea of the price range. Of course, there are more apartments available. Contact us to get the brochure and the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€269,952

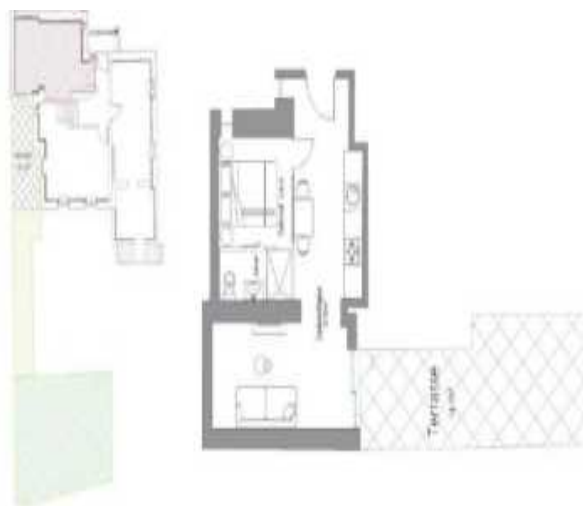
### Key Information

Internal Area:	30 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery





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## 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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