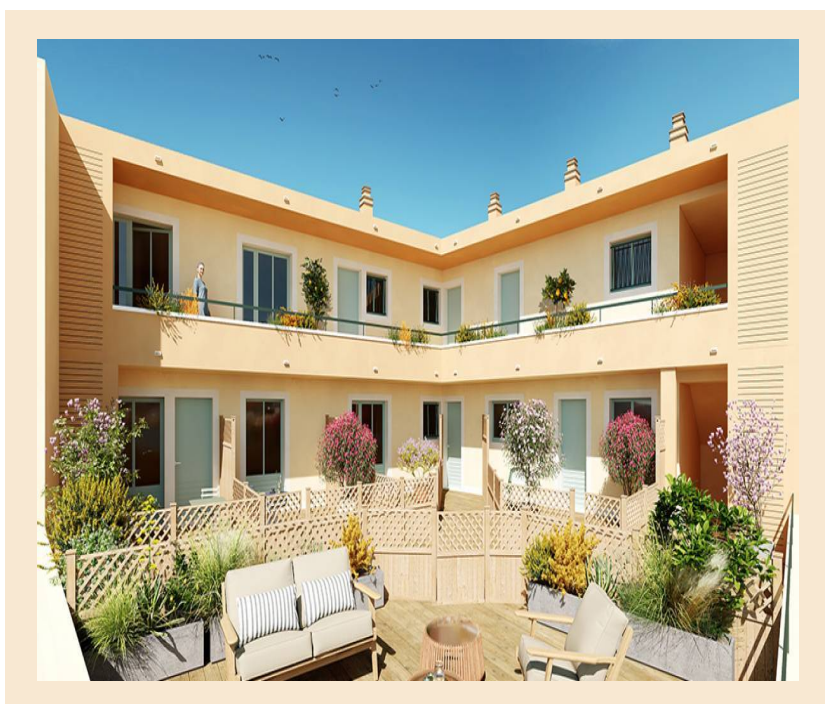


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1 bedroom New Build in Alpes-Maritimes

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



€287,000

inc. of agency fees

1 Beds

37 sqm

A Strategic Location In
Vallauris-golfe Juan Come And
Discover The Exceptional
Rehabilitation Program Of
Vallauris, Nestled Between...

At a Glance

Reference MFH-PROAN2719315

Near to Vallauris

Price €287,000

Bed 1

Pool No

Hab.Space 37 sqm

Land Tax N/A

Property Description

A STRATEGIC LOCATION IN VALLAURIS-GOLFE JUAN

Come and discover the exceptional rehabilitation program of Vallauris, nestled between the famous cities of Cannes and Antibes, in the immediate vicinity of Sophia Antipolis, Europe's first technology park. This seaside resort, also renowned for its pottery crafts, is a Mediterranean jewel just an hour from the ski resorts. Welcome to the city of Picasso, where every street corner reveals its unique charm.

A NEW BREATH OF LIFE FOR A HISTORIC BUILDING

In the heart of Vallauris, this rehabilitation program of Vallauris transforms a building from the 1950s, a tribute to the roses prized by the perfumers of Grasse, into ten luxury apartments. You will be seduced by this unique address, located at the foot of shops and services, in the heart of a region flourishing in employment, a few steps from the beaches of the Côte d'Azur, and at the crossroads of world-renowned cities.

AN EXCEPTIONAL LIVING ENVIRONMENT

Opt for a peaceful life in this Vallauris rehabilitation program, where history meets modernity. Live out of sight, while enjoying a private solarium facing due south is designed for your pleasure, creating sunny private terraces. Enjoy this corner of paradise for unforgettable moments of relaxation. A total rehabilitation for an exceptional living environment awaits you.

A COMBINATION OF TASTE AND SUSTAINABILITY

This residence embodies the perfect union between good taste and sustainability, with the use of high-end and durable materials, from floor coverings to joinery, electricity and plumbing.

LIGHT AND PRIVACY IN A MEDITERRANEAN SETTING

The residence will be completely restored to maximize natural light in each apartment. These 2-room apartments are dual-aspect, opening onto south-facing terraces with solariums, offering total privacy without vis-à-vis or disturbances.

HIGH-END APARTMENTS

Each apartment offers oak parquet floors, custom-made storage to optimize space, a fitted kitchen, a premium bathroom, a videophone for secure access, and air conditioning for your comfort.

Don't miss this rare opportunity on the rental market, with these unrivaled high-end two-room apartments.

A PROFITABLE INVESTMENT ELIGIBLE FOR THE DEFICIT FONCIER

In the hypercentre, overlooking a tree-lined square typical of Mediterranean cities, this Vallauris rehabilitation program is eligible for the land deficit system, guaranteeing excellent profitability in LMNP. A unique opportunity for investors wishing to combine yield and heritage.

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	€287,000

Key Information

Internal Area:	37 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.

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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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