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## 3 bedroom New Build in Alpes-Maritimes

Golfe Juan , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€471,000**

inc. of agency fees

3 Beds

75 sqm

An Exceptional Environment  
Discover An Idyllic Setting In  
Golfe-juan, An Authentic Seaside  
Resort In The Heart Of The Côte  
D'azur....

### At a Glance

**Reference** MFH-  
PROAN3237710

**Bed** 3

**Near to** Golfe Juan

**Pool** No

**Price** €471,000

**Hab.Space** 75 sqm

**Land Tax** N/A

### Property Description

## AN EXCEPTIONAL ENVIRONMENT

Discover an idyllic setting in Golfe-Juan, an authentic seaside resort in the heart of the Côte d'Azur. Combining Mediterranean charm and a gentle way of life, this peaceful town offers a unique atmosphere, far from the hustle and bustle of the city. Just a few minutes from Cannes and Antibes, Golfe-Juan seduces with its wild coves, its lively old port and its sunny beaches. The many local festivals and cultural events enrich an already enchanting living environment.

## A PRIVILEGED LOCATION

The new apartments in Golfe-Juan are located in a residential and green area, in the immediate vicinity of amenities. A 5-minute walk from the shopping avenues and less than 10 minutes from the port and beaches, the residence benefits from an ideal location. Public transport, including the "Mignonettes" bus stop and the Vallauris-Golfe-Juan train station, provide easy connections to the surrounding area. Schools, shops and leisure activities are accessible in just a few minutes, guaranteeing a practical and pleasant daily life.

## CONTEMPORARY ARCHITECTURE AND COMFORT

The residence offers contemporary and intimate architecture, harmoniously integrated into its green environment. The apartments, ranging from 2 to 5 rooms, offer bright and generous spaces. Each accommodation has a balcony, a terrace or a private garden, promoting a real connection with nature. The noble materials and the neat finishes reflect a high-end standing, combining modernity and elegance.

## 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:	3
Price	€471,000

### Key Information

Internal Area:	75 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.

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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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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