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## 1 bedroom New Build in Alpes-Maritimes

Le Cannet , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€188,833**

inc. of agency fees

1 Beds

51 sqm

Take Advantage Of The Social Rental Loan To Invest In The Sun With Reduced Vat The Social Rental Loan Or Pls Is A Regulated Rate Loan....

### At a Glance

**Reference** MFH-  
PROAN3238109

**Bed** 1

**Near to** Le Cannet

**Pool** No

**Price** €188,833

**Hab.Space** 51 sqm

**Land Tax** N/A

### Property Description

## TAKE ADVANTAGE OF THE SOCIAL RENTAL LOAN TO INVEST IN THE SUN WITH REDUCED VAT

The social rental loan or PLS is a regulated rate loan.

Its rate is indexed to that of the livret A. It is granted only for the purchase of a home intended to be rented for a fixed period (from 15 to 40 years). Tenants are chosen according to their resources and the rent is capped.

### A HUMAN-SIZED RESIDENCE 10 MINUTES FROM LA CROISSETTE

- \*An ideal living environment between the sea and the mountains.
- \*7 minutes from Cannes and 4 minutes from its large Hospital Center.
- \*A stone's throw from Place de Rocheville and its shops.
- \*An address easily accessible via buses 11, 11A, 35, B and R3
- \*A development with refined and contemporary architecture punctuated by the setbacks of the facades.
- \*Only 29 apartments: 19 two-room and 10 three-room.
- \*South- or west-facing balconies for all.
- \*Carefully selected quality services.
- \*Underground parking spaces for your comfort.

### 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	€188,833

### Key Information

Internal Area:	51 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



As Featured in

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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**.

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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