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## 1 bedroom New Build in Alpes-Maritimes

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



**€305,000**

inc. of agency fees

1 Beds

46 sqm

A Gentle And Dynamic Living Environment Le Cannet Embodies A True Destination That Combines The Urban, Student And Cultural Character,...

### At a Glance

**Reference** MFH-  
PROAN3239762

**Bed** 1

**Near to** Le Cannet

**Pool** No

**Price** €305,000

**Hab.Space** 46 sqm

**Land Tax** N/A

### Property Description

## A GENTLE AND DYNAMIC LIVING ENVIRONMENT

Le Cannel embodies a true destination that combines the urban, student and cultural character, while preserving the Mediterranean sweetness. This new residence is ideally located a few minutes from the brand new covered market, the cinema, the municipal nursery and a multitude of local shops.

## OPTIMAL ACCESSIBILITY

The strategic location of the city, close to the A8 motorway, allows quick access to key destinations such as Aix-en-Provence or Italy. Nestled in the heart of rue d'Ormesson, this new address offers a perfect balance between urban dynamism and the sweetness of life under the Mediterranean sun.

## ELEGANCE AND ARCHITECTURAL MODERNISM

The new residence near boulevard Carnot brilliantly combines elegance and architectural modernism, scrupulously respecting the characteristics and identity of the place. Inside the residence, a garden planted with various species allows residents to relax in a green setting. The green spaces decorated with flowerbeds offer a pleasant atmosphere that changes with the seasons, creating an environment conducive to well-being.

## WELL-DESIGNED APARTMENTS

The apartments in this new residence in Le Cannel are available from 2 to 4 rooms, offering a variety of interior configurations to meet your needs and preferences. Each accommodation is extended by an outdoor space, allowing residents to enjoy the Mediterranean climate. The interior layouts are carefully designed to optimize brightness and comfort.

## ELEGANCE AND QUALITY

The elegance of this new residence near the bd Carnot is reflected not only in its architecture, but also in the decoration of its entrance hall and the careful choice of construction materials. This guarantees a refined and high-quality living experience for its residents.

## AN URBAN AND MEDITERRANEAN DESTINATION

In summary, the new residence near Le Cannet offers an exceptional living environment that combines urban dynamism with Mediterranean softness, all in an elegant and well-designed environment. The well-designed apartments and outdoor spaces invite you to fully enjoy this unique Mediterranean destination.

### 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	€305,000

### Key Information

Internal Area:	46 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.

## 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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