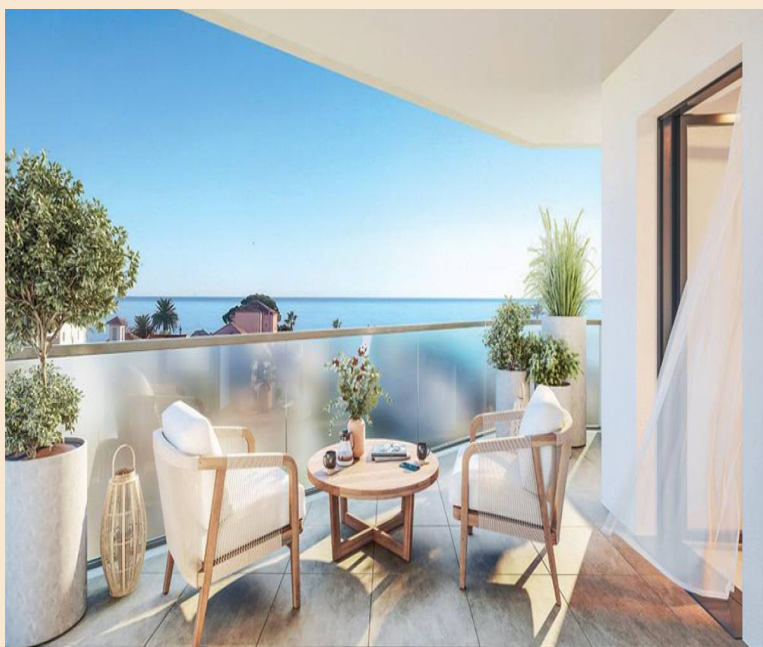


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2 bedroom New Build in Alpes-Maritimes

Cagnes sur mer , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



€440,000

inc. of agency fees

2 Beds

66 sqm

Discover The New Residence In Cagnes-sur-mer, A Stone's Throw From The Sea Our Project Is Located In The Heart Of The Charming Village...

At a Glance

Reference MFH-
PROAN3241529

Bed 2

Near to Cagnes sur mer

Pool No

Price €440,000

Hab.Space 66 sqm

Land Tax N/A

Property Description

DISCOVER THE NEW RESIDENCE IN CAGNES-SUR-MER, A STONE'S THROW FROM THE SEA

Our project is located in the heart of the charming village of Cros de Cagnes, offering an authentic and picturesque living environment. Just a 3-minute walk from the beach, you can enjoy the joys of the sea with ease, thanks to direct access on foot in just a few minutes.

AN IDEAL LOCATION CLOSE TO ALL AMENITIES

The new residence in Cagnes-sur-Mer benefits from a strategic location, with quick access to the road network, allowing you to easily reach the main roads and surrounding towns. In addition, the shops on Avenue de Nice are all close by and accessible on foot, offering you daily comfort.

A LIVELY LIFE AT YOUR FINGERTIPS

Make the most of your daily life by walking along the sea and discovering the many restaurants and entertainment within walking distance. The new residence in Cagnes-sur-Mer offers you a dynamic and friendly living environment, where every day is a new opportunity to enjoy the pleasures of the Côte d'Azur.

THE FUTURE WITH TRAM LINE 4

Finally, with the future tram line 4, connecting Nice to the city center of Cagnes-sur-Mer, planned for 2028, you will benefit from improved accessibility and optimal mobility. A stop is even planned just 50 meters from the site, offering you a direct connection to the main centers of interest in the region. Live an exceptional living experience at the new residence in Cagnes-sur-Mer, just 200 meters from the sea.

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:	2
Price	€440,000

Key Information

Internal Area:	66 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**.

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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