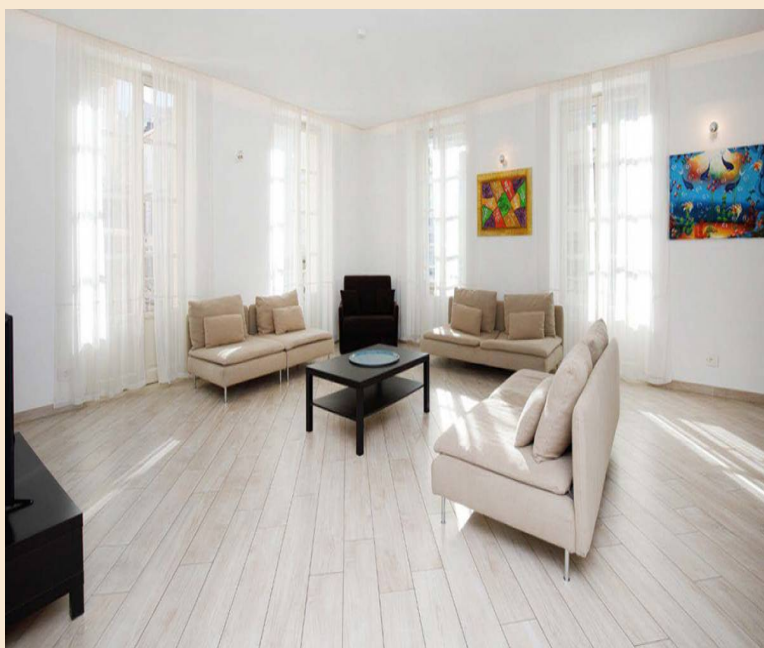


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New Build in Alpes-Maritimes

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



€370,000

inc. of agency fees

33 sqm

A City Of Business And Leisure
Cannes, A City With Many
Facets, Is A Popular Destination
For Business, Leisure, Relaxation
And Festivals....

At a Glance

Reference MFH-
PROAN3283697

Near to Cannes

Pool No

Price €370,000

Hab.Space 33 sqm

Land Tax N/A

Property Description

A CITY OF BUSINESS AND LEISURE

Cannes, a city with many facets, is a popular destination for business, leisure, relaxation and festivals. Each year, it welcomes around 3 million visitors from all over the world. Nestled between the Esterel massif and the Mediterranean Sea, Cannes benefits from an exceptional Mediterranean climate with more than 300 days of sunshine per year. As an organizer of internationally renowned congresses and festivals, the city has modern infrastructures guaranteeing easy access.

THE GOLDEN SQUARE: A LOCATION OF CHOICE

Situated between the famous Rue d'Antibes and the Croisette, the renovated apartments of Cannes benefit from a privileged location in the Golden Square, close to a lively central artery of Cannes, as well as a world-renowned promenade lined with luxury boutiques. This residence is ideally located, a few steps from the Palais du Festival, the Croisette and all amenities. This typical Cannes building enjoys a heritage location that is highly appreciated by the convention clientele.

QUALITY RENOVATED APARTMENTS

The renovated apartments of the Carré d'Or, ranging from studios to 2-room apartments, are equipped with quality services and are fully equipped and furnished. They are offered as is, but furniture and work packages are available for investors. This residence was previously owned by a real estate company and was fully rented furnished. In addition, VAT is recoverable, and delivery is included in the package.

For more information, do not hesitate to contact us. This is an opportunity not to be missed to invest in renovated apartments in the heart of the Carré d'Or in Cannes.

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
Price €370,000

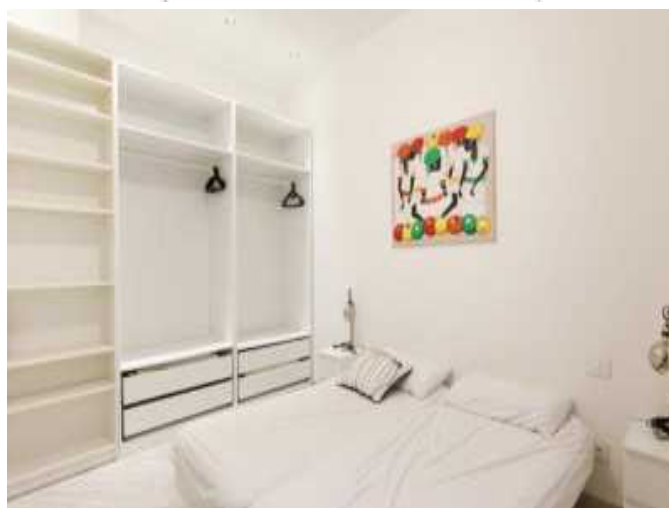
Key Information

Internal Area: 33 sqm

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.

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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**.

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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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