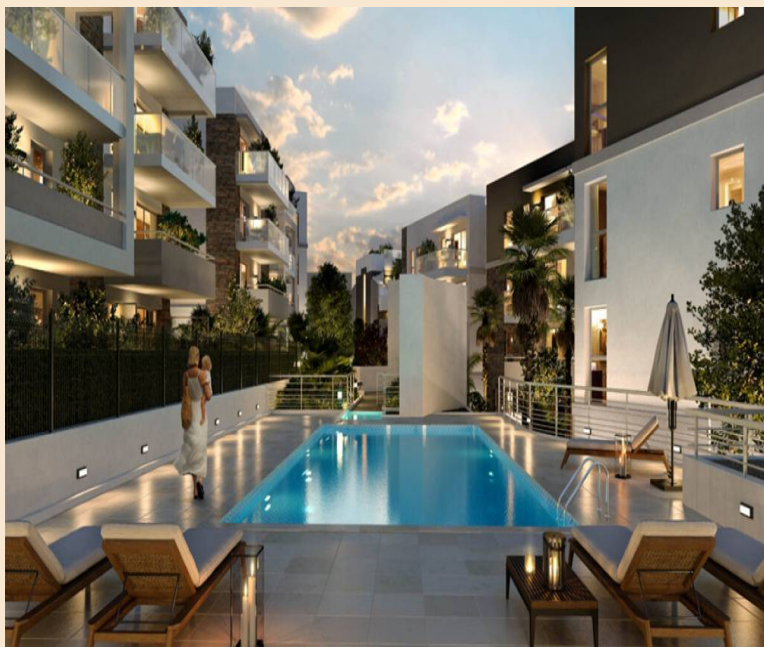


[Click to view MFH-PROAN3283982](#)

## 3 bedroom New Build in Alpes-Maritimes

Saint Laurent du Var , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€768,700**

inc. of agency fees

3 Beds

83 sqm

Area And Location Located In A Charming Residential Area In Saint-laurent-du-var, The New Residence Near The City Center Offers A...

### At a Glance

**Reference** MFH-  
PROAN3283982

**Bed** 3

**Near to** Saint Laurent du  
Var

**Pool** No

**Price** €768,700

**Hab.Space** 83 sqm

**Land Tax** N/A

### Property Description

## AREA AND LOCATION

Located in a charming residential area in Saint-Laurent-du-Var, the new residence near the city center offers a privileged living environment, just a 7-minute walk from the city center. This exceptional location allows you to fully enjoy city life while living in a peaceful environment.

## ENVIRONMENT

The area offers you easy access to all amenities. A few steps from the residence, you will find small shops, a supermarket, a nursery, a kindergarten and even a college. The Cap 3000 shopping center is only 2 km away, offering you a wide variety of shops and restaurants. Nature lovers will also appreciate the proximity of the Mediterranean, accessible only 7 minutes by bike.

The new residence in Saint Laurent du Var is ideally served in terms of mobility with bus stops in the immediate vicinity and the train station, soon to be served by tram line 4 from 2026, as well as quick access to the A8 motorway.

## QUALITY CONTEMPORARY ARCHITECTURE

The new residence near the city center stands out for its high-quality contemporary architecture. It offers an elegant and functional living environment that will satisfy the most demanding.

## HOUSING AND SERVICES

This residence offers new apartments ranging from 2 to 4 rooms. Each accommodation is designed to offer maximum comfort and well-being to its residents. In addition, many accommodations have balconies, private gardens and benefit from a shared garden and a swimming pool in the heart of the wooded island for relaxation and conviviality.

## AN IDEAL LIVING ENVIRONMENT CLOSE TO EVERYTHING

In summary, the new residence of Saint Laurent du Var near the city center represents the

ideal opportunity to live in an exceptional living environment, combining modern comfort with proximity to the city center and the Mediterranean. Don't miss this opportunity to live in a pleasant and practical residential environment.

#### 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	€768,700

### Key Information

Internal Area:	83 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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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](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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