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## 2 bedroom New Build in Alpes-Maritimes

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



**€370,000**

**inc. of agency fees**

**2 Beds**

**65 sqm**

An Exceptional Living Environment Located Between Cannes And Monaco, Saint-laurent-du-var Offers A Privileged Environment On The Côte...

### At a Glance

**Reference** MFH-  
PROAN3286319

**Bed** 2

**Near to** Saint Laurent du  
Var

**Pool** No

**Price** €370,000

**Hab.Space** 65 sqm

**Land Tax** N/A

### Property Description

## AN EXCEPTIONAL LIVING ENVIRONMENT

Located between Cannes and Monaco, Saint-Laurent-du-Var offers a privileged environment on the Côte d'Azur. Halfway between a Provencal village and a seaside resort, this town seduces with its authentic charm and dynamism. Its typical alleys, its sunny beaches, its marina and its numerous cultural and sports infrastructures make it a prime address. The Éco-Vallée, an ambitious project, further strengthens the attractiveness of the region.

## A STRATEGIC LOCATION

Located in the Pugets district, this residence is ideally located a few minutes from the city center, beaches and shops. Economic centers such as Cap 3000 and the Grand Arénas are accessible in less than 15 minutes by car. A bus stop located in front of the residence and the proximity of the SNCF train station ensure excellent access to the main regional and national destinations, including Nice Côte d'Azur Airport just 8 minutes away.

## AN ELEGANT AND FUNCTIONAL ARCHITECTURE

The residence stands out for its modern design and natural materials, offering a perfect balance between aesthetics and functionality. Surrounded by lush vegetation, it offers generous terraces and private gardens for optimal comfort. The accommodation, from studios to 4-room apartments, is designed to offer brightness, space and intelligent layout, thus meeting the needs of families and investors alike.

## 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	€370,000

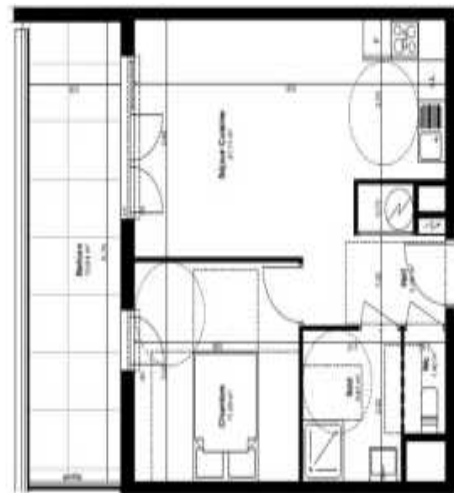
### Key Information

Internal Area:	65 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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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](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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