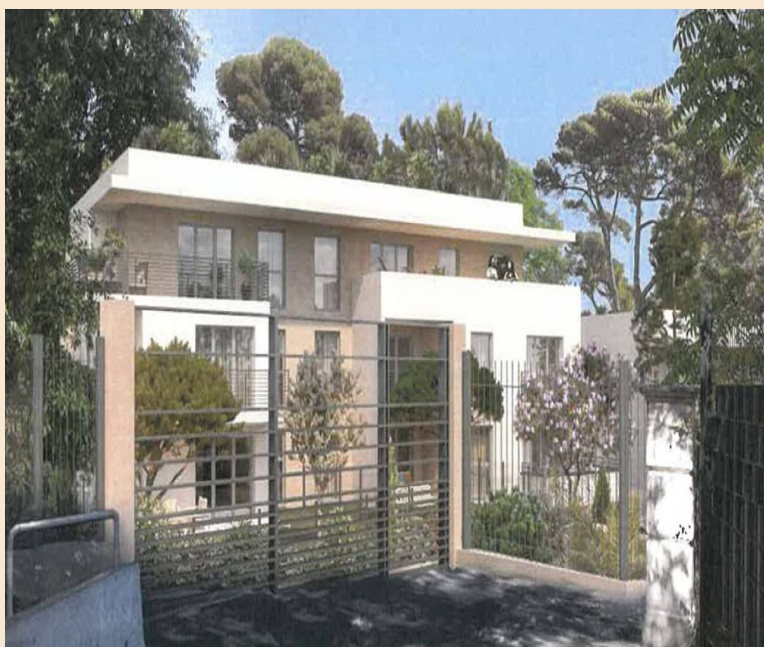


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## 3 bedroom New Build in Alpes-Maritimes

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



**€379,496**

inc. of agency fees

3 Beds

84 sqm

Eligible For Reduced Vat\* On The Purchase Of Your Primary Residence! The Perfume Capital Between The Alps And The Mediterranean Grasse,...

### At a Glance

**Reference** MFH-  
PROAN3338338

**Bed** 3

**Near to** Grasse

**Pool** No

**Price** €379,496

**Hab.Space** 84 sqm

**Land Tax** N/A

### Property Description

ELIGIBLE FOR REDUCED VAT\* on the purchase of your primary residence!

#### THE PERFUME CAPITAL BETWEEN THE ALPS AND THE MEDITERRANEAN

Grasse, located between the majestic Alps and the sparkling Mediterranean, is a town renowned as the perfume capital. It offers a sun-drenched living environment and a multitude of enchanting tourist attractions.

#### THE CITY OF A THOUSAND SCENTS

Nicknamed "the city of a thousand scents," Grasse is perched at an altitude of 350 meters in the Alpes-Maritimes. It overlooks vast plains perfumed with the scent of roses, jasmine, and olive trees. This ancient medieval city is famous for its historic role in the perfume industry.

#### AUTHENTIC PROVENÇAL CHARM

Grasse captivates with its harmonious blend of Provençal colors and the undeniable charm of its squares, narrow streets, and restored ramps and arcades dating from the 17th and 18th centuries. Nestled in a lush green setting composed of mountains, caves, and forests, the town is just a few kilometers from the sparkling shores of the Mediterranean.

#### NEW RESIDENCE CLOSE TO AMENITIES

Come and discover our new residence in Grasse as a preview. Located in the heart of a quiet residential area, just minutes from shops and close to all amenities, this new residence in Grasse, eligible for reduced VAT, offers a complex of 26 apartments ranging from 2 to 4 rooms with an outdoor area, a garden for some on the ground floor, and/or one or two balconies, spread over two buildings, with private parking and a secure residence.

#### BECOME A HOMEOWNER

Take advantage now of our introductory offers on this new residence, ideally located near amenities, and become the owner of your home at an attractive and affordable price. For further information, please contact us!

Prices shown include 20% VAT.

(\*) All new home purchases are subject to 20% VAT. The reduced VAT rate of 5.5% instead of 20% for the purchase of a new home as a primary residence is a major incentive for homeownership. For many, this scheme, compatible with a zero-interest loan (PTZ), is an opportunity to purchase a new home when their budget previously exceeded it. Consult the terms and conditions with your MILAN CIP advisor.

### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient RT2020 construction, 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	€379,496

### Key Information

Internal Area:	84 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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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