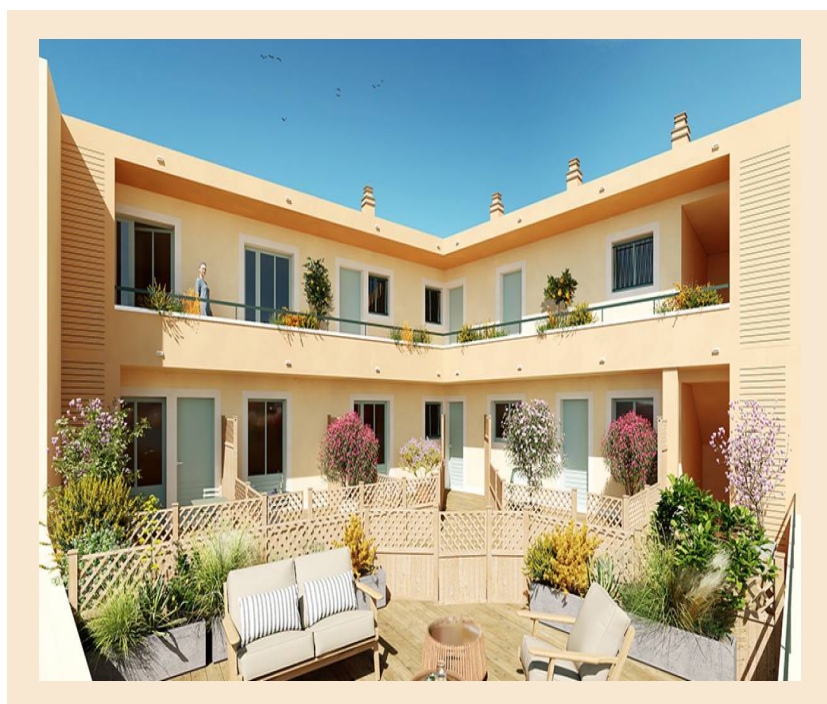


[Click to view MFH-PROAN3368080](#)

## 1 bedroom New Build in Alpes-Maritimes

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



**€305,499**

inc. of agency fees

1 Beds

43 sqm

A Strategic Location In  
Vallauris-golfe Juan Come And  
Discover The Exceptional  
Vallauris Rehabilitation Program,  
Nestled Between The...

### At a Glance

**Reference** MFH-  
PROAN3368080

**Bed** 1

**Near to** Vallauris

**Pool** No

**Price** €305,499

**Hab.Space** 43 sqm

**Land Tax** N/A

### Property Description

## A STRATEGIC LOCATION IN VALLAURIS-GOLFE JUAN

Come and discover the exceptional Vallauris rehabilitation program, nestled between the famous cities of Cannes and Antibes, in the immediate vicinity of Sophia Antipolis, Europe's leading technology park. This seaside resort, also renowned for its pottery crafts, is a Mediterranean gem just an hour from the ski resorts. Welcome to the city of Picasso, where every street corner reveals its unique charm.

## A NEW BREATH OF LIFE FOR A HISTORIC BUILDING

In the heart of Vallauris, this Vallauris rehabilitation program transforms a 1950s building, a tribute to the roses prized by Grasse perfumers, into ten luxury apartments. You will be charmed by this unique address, located close to shops and services, in the heart of a region thriving with employment, just steps from the beaches of the Côte d'Azur, and at the crossroads of world-renowned cities.

## AN EXCEPTIONAL LIVING ENVIRONMENT

Opt for a peaceful life in this Vallauris renovation project, where history meets modernity. Live privately while enjoying a south-facing private solarium, designed for your enjoyment, creating sunny private terraces. Enjoy this corner of paradise for unforgettable moments of relaxation. A complete renovation for an exceptional living environment awaits you.

## A COMBINATION OF TASTE AND SUSTAINABILITY

This residence embodies the perfect union of good taste and sustainability, with the use of high-end, sustainable materials, from flooring to joinery, electrical, and plumbing.

## LIGHT AND PRIVACY IN A MEDITERRANEAN SETTING

The residence will be completely restored to maximize natural light in each apartment. These two-room apartments are dual-aspect, opening onto south-facing terraces with solariums, offering complete privacy without overlooking or disturbance.

## HIGH-END APARTMENTS

Each apartment features oak parquet floors, custom-made storage to maximize space, a fully equipped kitchen, a premium bathroom, a videophone for secure access, and air conditioning for your comfort.

Don't miss this rare opportunity on the rental market, with these unparalleled two-room apartments.

## A PROFITABLE INVESTMENT ELIGIBLE FOR THE DEFICIT FONCIER (Property Tax Deficit)

Located in the city center, overlooking a tree-lined square typical of Mediterranean towns, this Vallauris rehabilitation program is eligible for the property tax deficit (provision de crédit foncier), guaranteeing excellent profitability under the LMNP (Local Real Estate Investment Plan). A unique opportunity for investors looking to combine returns and assets.

## 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:	1
Price	€305,499

### Key Information

Internal Area:	43 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



As Featured in

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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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