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## 3 bedroom New Build in Alpes-Maritimes

Cagnes sur mer , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€485,000**

inc. of agency fees

3 Beds

77 sqm

Enjoy Life Between Sea And City  
In Cagnes-sur-mer Discover The  
New Residence In Cagnes-sur-  
mer, Ideally Located Just A 3-  
minute Walk...

### At a Glance

**Reference** MFH-  
PROAN3368184

**Bed** 3

**Near to** Cagnes sur mer

**Pool** No

**Price** €485,000

**Hab.Space** 77 sqm

**Land Tax** N/A

### Property Description

## ENJOY LIFE BETWEEN SEA AND CITY IN CAGNES-SUR-MER

Discover the new residence in Cagnes-sur-Mer, ideally located just a 3-minute walk from the Cros de Cagnes beaches and the town center. Benefit from a prime location between Nice and Antibes, close to all amenities and major highways, for a convenient and dynamic lifestyle on the Côte d'Azur.

## APARTMENTS FROM STUDIO TO 4-ROOM APARTMENTS WITH SEA VIEW

The new residence, 500 meters from the beaches, offers apartments from studios to 4-room apartments, all boasting beautiful terraces with harmonious lines. Some will enjoy a southern exposure and a lovely sea view, with terraces inviting contemplation and relaxation. Others will even have the chance to enjoy true rooftop villas, offering large outdoor spaces to fully enjoy panoramic sea views.

## A CENTRAL AREA, CLOSE TO ALL AMENITIES

Focus on a central area of Cagnes-sur-Mer, just a few meters from the beaches. With all amenities within easy reach, you can easily access shops, schools, leisure activities, the post office, the hospital, and public transport. Also, take advantage of the magnificent nearby beaches to relax and recharge in complete tranquility.

## A LIFE BETWEEN SEA AND CITY, IDEAL FOR LIVING OR INVESTING

The new residence in Cagnes-sur-Mer, 500 meters from the beaches, offers an ideal living environment, where the proximity of the sea and amenities makes daily life easier. Whether you're living or investing, this residence will meet your expectations by offering comfort, modernity, and quality of life on the Côte d'Azur. Don't miss the opportunity to live in this privileged location, at the crossroads between sea and city.

## 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	€485,000

### Key Information

Internal Area:	77 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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