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## 1 bedroom New Build in Alpes-Maritimes

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



**€369,000**

inc. of agency fees

1 Beds

45 sqm

An Exceptional Environment  
Cannes, World-renowned For Its  
International Film Festival, Is A  
Prestigious Destination On The  
French...

### At a Glance

**Reference** MFH-  
PROAN3372348

**Bed** 1

**Near to** Cannes

**Pool** No

**Price** €369,000

**Hab.Space** 45 sqm

**Land Tax** N/A

### Property Description

## AN EXCEPTIONAL ENVIRONMENT

Cannes, world-renowned for its International Film Festival, is a prestigious destination on the French Riviera. Offering a unique blend of refinement, cultural events, and enchanting landscapes, the city captivates with its authenticity and numerous leisure opportunities. With its palm-fringed beaches, luxurious yachts, and panoramic views of the Lérins Islands, Cannes embodies the Mediterranean art of living.

## A PRIME LOCATION

Located in the peaceful residential neighborhood of Petit Juas, the residence enjoys a strategic location. Just 10 minutes from the famous Croisette and surrounded by wooded areas, it combines tranquility and proximity to amenities. Residents will enjoy an exceptional living environment, just steps from the lively Cannes scene while being sheltered from its hustle and bustle.

## CONTEMPORARY ARCHITECTURE AND COMFORT

The residence boasts a modern and elegant architecture, perfectly integrated into its lush surroundings. Comprised of 21 bright apartments with balconies and terraces, it offers breathtaking views of the sea and landscaped gardens. Each apartment boasts meticulous finishes and optimal comfort, featuring high-end materials selected for their durability and aesthetics.

## New Construction Advantages

All new constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient RT2020 construction, capital gains after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you receive our guidance until delivery. We present different sizes for each new construction project to give you an idea of the price range. Contact us to get the project brochure and learn about the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€369,000

### Key Information

Internal Area:	45 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery







As Featured in



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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