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## 2 bedroom New Build in Alpes-Maritimes

Le Cannet , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€345,000**

inc. of agency fees

2 Beds

68 sqm

A Good Life 10 Minutes From  
The Beaches Of Cannes Located  
Less Than 10 Minutes From The  
Sparkling Beaches And  
Legendary Old Port Of...

### At a Glance

**Reference** MFH-  
PROAN3372412

**Bed** 2

**Near to** Le Cannet

**Pool** No

**Price** €345,000

**Hab.Space** 68 sqm

**Land Tax** N/A

### Property Description

## A GOOD LIFE 10 MINUTES FROM THE BEACHES OF CANNES

Located less than 10 minutes from the sparkling beaches and legendary Old Port of Cannes, the town of Le Cannet, often nicknamed "the French Madeira," invites you to enjoy an exceptional quality of life all year round.

## A QUIET RESIDENTIAL AREA ON THE EDGE OF CANNES

This new development, just 10 minutes from the beaches of Cannes, blends harmoniously into the city limits, near the charming Place de Rocheville, in the heart of a quiet residential area that is a key pillar of Le Cannet's social life. This area has recently undergone a major development and beautification project, including new green spaces, numerous local shops, cultural infrastructure, and sports facilities. All these elements contribute to creating a most pleasant urban living environment.

## A RESIDENCE IN THE HEART OF A LANDSCAPED GARDEN

The grounds of this new development in Le Cannet are built around a superb landscaped garden adorned with pine, palm, and cedar trees, creating an atmosphere of tranquility and well-being. The development consists of spacious apartments ranging from 2 to 5 rooms, most of which feature balconies or large terraces, allowing you to fully enjoy the sunny climate of the Côte d'Azur. In addition, 5-room villas with gardens are also available within the development. These villas offer the comfort and privacy of a detached house in the heart of the city.

## UNPARALLELED CITY LIFE

This new development, less than 10 minutes from the beaches of Le Cannet, promises unparalleled living comfort under the generous sunshine of the Côte d'Azur. Come discover a place where Mediterranean tranquility blends with vibrant city life. Enjoy easy access to the beaches, shops, and bustling Cannes, while savoring the peaceful charm of Le Cannet.

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	€345,000

### Key Information

Internal Area:	68 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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