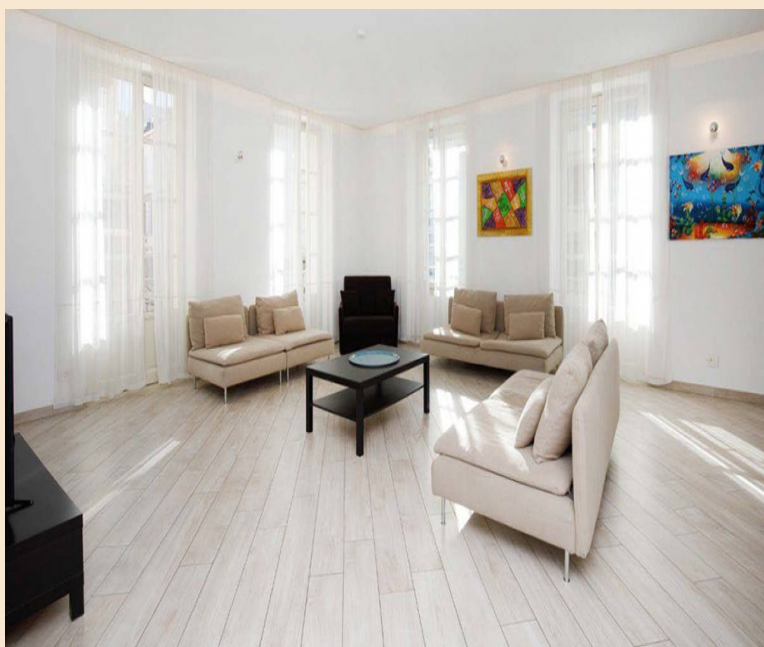


[Click to view MFH-PROAN3372468](#)

## 2 bedroom New Build in Alpes-Maritimes

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



**€999,000**

inc. of agency fees

2 Beds

96 sqm

A City Of Business And Leisure  
Cannes, A Multifaceted City, Is A  
Popular Destination For  
Business, Leisure, Relaxation,  
And Festivals....

### At a Glance

**Reference** MFH-  
PROAN3372468

**Bed** 2

**Near to** Cannes

**Pool** No

**Price** €999,000

**Hab.Space** 96 sqm

**Land Tax** N/A

### Property Description

## A CITY OF BUSINESS AND LEISURE

Cannes, a multifaceted city, is a popular destination for business, leisure, relaxation, and festivals. Each year, it welcomes approximately 3 million visitors from around the world. Nestled between the Esterel Mountains and the Mediterranean Sea, Cannes enjoys an exceptional Mediterranean climate with over 300 days of sunshine per year. As an internationally renowned organizer of conventions and festivals, the city boasts modern infrastructure ensuring easy access.

## THE GOLDEN SQUARE: A PRIME LOCATION

Located between the famous Rue d'Antibes and La Croisette, these renovated apartments in Cannes enjoy a prime location in the Golden Square, close to a bustling central artery of Cannes, as well as a world-renowned promenade lined with luxury boutiques. This residence is ideally located, just steps from the Palais du Festival, La Croisette, and all amenities. This typically Cannes building enjoys a heritage location highly valued by conference guests.

## QUALITY RENOVATED APARTMENTS

The renovated apartments in the Carré d'Or, ranging from studios to one-bedroom apartments, feature high-quality amenities and are fully equipped and furnished. They are offered as-is, but furniture and renovation packages are available for investors. This residence was previously owned by a real estate company and was fully rented furnished. Furthermore, VAT is recoverable, and delivery is included in the package.

For more information, please do not hesitate to contact us. This is an opportunity not to be missed to invest in renovated apartments in the heart of Cannes' Carré d'Or.

## 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	€999,000

### Key Information

Internal Area:	96 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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