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## 1 bedroom New Build in Alpes-Maritimes

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



**€260,000**

inc. of agency fees

1 Beds

51 sqm

Located In The Heart Of Cagnes-sur-mer, This New Residence Embodies Elegance And Modern Comfort. Designed To Offer A Pleasant Living...

### At a Glance

**Reference** MFH-  
PROAN3372604

**Bed** 1

**Near to** Cagnes sur mer

**Pool** No

**Price** €260,000

**Hab.Space** 51 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Cagnes-sur-Mer, this new residence embodies elegance and modern comfort. Designed to offer a pleasant living environment, it blends perfectly into its surroundings with its elegant architecture and high-quality features. The apartments, ranging from two to four bedrooms, feature large windows that let in abundant natural light. Each apartment has an outdoor space, ideal for enjoying the Mediterranean climate and the central landscaped garden.

The new Cagnes-sur-Mer development meets the latest energy and environmental standards, guaranteeing optimal performance in terms of insulation and energy consumption. High-end finishes include large-format tiles, motorized shutters, and modern amenities such as air conditioning in the living rooms. Particular attention has been paid to security, with videophone access and secure underground parking. The residence also offers welcoming common areas and a bicycle storage room.

Cagnes-sur-Mer is a city where life is good, blending urban dynamism with the gentle atmosphere of the Riviera. Its historic center, perched on the hills, offers picturesque alleyways and breathtaking views of the Mediterranean. Nearby, the Cros-de-Cagnes district invites you to stroll along the seafront and explore its fish market. The town also boasts numerous amenities, shops, and schools within walking distance of the residence.

Ideally located, the residence enjoys excellent transport links with quick access to the A8 motorway, allowing you to reach Sophia Antipolis or Nice in just a few minutes. Public transportation, including several bus lines and the SNCF train station, makes getting around easy. Close to the Polygone Riviera shopping center and the beaches, the new Cagnes-sur-Mer development is an ideal location for combining comfortable living, accessibility, and architectural quality.

New Construction Advantages

All new constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient RT2020 construction, 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	€260,000

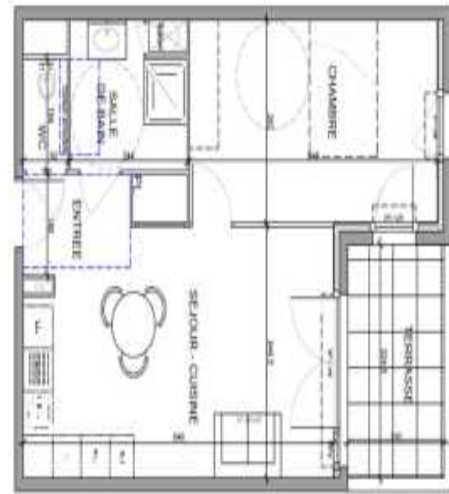
### Key Information

Internal Area:	51 sqm
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**Location: Provence-Alpes-Cote d'Azur**



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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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