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## 2 bedroom New Build in Alpes-Maritimes

La Roquette sur Siagne , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€499,000**

inc. of agency fees

2 Beds

76 sqm

La Roquette-sur-siagne:  
Provençal Charm In The Heart  
Of The Green Hills Overlooking  
The Bay Of Cannes, Discover La  
Roquette-sur-siagne,...

### At a Glance

**Reference** MFH-  
PROAN3375222

**Bed** 2

**Near to** La Roquette sur  
Siagne

**Pool** No

**Price** €499,000

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

## LA ROQUETTE-SUR-SIAGNE: PROVENÇAL CHARM

In the heart of the green hills overlooking the Bay of Cannes, discover La Roquette-sur-Siagne, a charming 17th-century village. Its authenticity, tranquility, and picturesque landscapes make it an exceptional place. Bell towers, shaded squares, stone houses, and natural spaces offer a symphony of colors and scents.

## CLOSE TO THE FRENCH RIVIERA

La Roquette-sur-Siagne enjoys a privileged location, close to Cannes and Mougins, in the heart of the Pays de Grasse, and offers a comprehensive range of high-quality amenities to facilitate a fulfilling family life. Neighboring prestigious cities such as Cannes and Mougins, in the heart of the Pays de Grasse metropolitan area, it benefits from the dynamism of the area's business parks, the immediate proximity of the Sophia-Antipolis technology park and its many major companies. A privileged location connected to the department by the Cannes-Grasse highway and the motorway just minutes away. Lovers of outdoor activities are spoiled for choice: vast forests and the Siagne riverbanks welcome walks and hikes, and the nearby beaches offer numerous water sports activities. The Val de Siagne cultural and sports center offers a variety of activities for the whole family: multi-purpose hall, shows, circus school, dojo, dance studio... Nearby, shopping centers, numerous museums, and theaters enrich your daily life.

## PRESERVED VILLAGE ATMOSPHERE

This new residence near the historic center is part of the tradition of living on a human scale. The new "Cœur Saint-Georges" neighborhood enhances the range of shops and services. The La Roquette sur Siagne residence aims to perpetuate the precious village atmosphere dear to the Roquette residents, a life where one can get around on foot or by bike, in a preserved setting. Here, everything is on a human scale and easy to access: parking, shopping, going to the doctor, taking the youngest to daycare or school, while the older one takes the bus on the boulevard... new developments such as green spaces, kindergartens, sports fields... Preserving the harmony between its centuries-old heritage and shaping its future, La Roquette offers its

residents the most beautiful of horizons.

## CONTEMPORARY PROVENÇAL ARCHITECTURE

The new residence in La Roquette-sur-Siagne, in a dominant position, adopts contemporary architecture integrated into the environment. The facades with clean lines play on contrasting colors and materials, combining ochre plaster, wood, and stone. Mediterranean vegetation adds color and fragrance.

## OUTDOOR SPACES FOR EVERYONE

The apartments, from 2 to 4 rooms, offer outdoor spaces. On the ground floor, private gardens with a terrace are ideal for spending time with family. On the upper floors, balconies or terraces are ideal for relaxing and enjoying the tranquility. Some apartments offer panoramic views of the surrounding landscape.

## COMFORT AND QUALITY OF LIFE

This new residence, near the historic heart of La Roquette-sur-Siagne, offers apartments with thoughtful layouts for absolute comfort. The kitchens open to the living room create spacious spaces. The bedrooms offer direct access to the outdoors. The materials and finishes are carefully selected for an exceptional quality of life.

## 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 to learn about the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Price	€499,000

### Key Information

Internal Area:	76 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:

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or email us at **bonjour@my-french-house.com**.

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## 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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