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## 3 bedroom New Build in Alpes-Maritimes

Villeneuve Loubet , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€955,000**

inc. of agency fees

3 Beds

77 sqm

Located Close To The Marina  
Baie Des Anges, This Program  
Proposes An Apartment In  
Villeneuve-loubet In A Unique  
Street Between Sea...

### At a Glance

**Reference** MFH-  
PROAN3392702

**Bed** 3

**Near to** Villeneuve Loubet

**Pool** No

**Price** €955,000

**Hab.Space** 77 sqm

**Land Tax** N/A

### Property Description

Located close to the Marina Baie des Anges, this program proposes an apartment in VILLENEUVE-LOUBET in a unique street between sea and mountains. The residence benefits from a private residential environment, in immediate proximity to beaches, shops and restaurants. Today you have an invitation to join in, among flâneries on board the sea and nautical activities. The place fully embodies the Mediterranean art of living.

Placement benefits from an excellent dessert with quick access to the A8 motorway, the TER railway station and the Nice airport. Villeneuve-Loubet is also appreciated for its natural heritage, not least the Parc de Vaugrenier and the Rives du Loup. This new apartment in VILLENEUVE-LOUBET is characterized by a dynamic of soft mobility and daily comfort. Schools, crèche and commercial areas are close by.

Thought for beauty, the residence stands out for its elegant architecture and the undulating lignes inspired by the coast. The rooms, of 2 to 4 rooms, offer general terraces parfois avec mer or mountains. This apartment in VILLENEUVE-LOUBET benefits from high-quality services: double glass, chaleur pumps, motorised volets, polished finishes. The ensemble complies with the RE2020 regulations and is NF Habitat HQE certified.

This real estate program is suitable for families who are looking for a good durable property on the Côte d'Azur. Thanks to the quality of the materials, the luminous design and the reinforced security, all the comfort, energy performance and asset valorisation. Opting for an apartment in VILLENEUVE-LOUBET, you can choose a permanent investment in one of the most attractive buildings in the region.

#### 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:	3
Price	€955,000

### Key Information

Internal Area:	77 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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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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