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## Villeneuve-loubet New Apartment For Sale French Riviera

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



**€416,500**

inc. of agency fees

2 Beds

61 sqm

5 km from the prestigious town of Antibes-Juan-les-Pins and 10 km from the mythical Promenade des Anglais in Nice, the one nicknamed...

### At a Glance

<b>Reference</b>	MFH-PROAN1238054	<b>Near to</b>	Villeneuve Loubet	<b>Price</b>	€416,500
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	61 sqm
				<b>Land Tax</b>	N/A

### Property Description

5 km from the prestigious town of Antibes-Juan-les-Pins and 10 km from the mythical Promenade des Anglais in Nice, the one nicknamed the "Nature Heart of the Côte d'Azur" promises you the big blue about your new residential life. Welcome to Villeneuve-Loubet! Enjoying a privileged location on the French Riviera, this town on a human scale harmoniously combines two distinct atmospheres.

On the sea side, where waves of well-being tirelessly flirt with the 4 km of beaches, enjoy the exquisite feeling of a year-round resort, while strolling on the quays lined with restaurants of the Baie des Anges marina. On the land side, the medieval village comes to life peacefully around its small shops and markets... under the benevolent gaze of the fortified castle. 2 departmental parks, that of the Rives du Loup and that of Vaugrenier, popular with sports enthusiasts and families, also contribute to this idyllic setting, shrouded in exceptional light.

To ensure all your travels, you benefit from an excellent service: urban and interurban bus lines, TER station, proximity to the TER-TGV stations of Nice and Antibes, as well as quick access to the A8 and the N7. Convenient for easily reaching Sophia-Antipolis, the leading technology park in Europe! At the forefront of technological innovation, it brings together some 2,500 companies, start-ups, R&D centers, etc.

Villeneuve-Loubet has an ultimate asset to win you over... What would you say, in the morning, to skiing in the many ski resorts of the Alpes-Maritimes, and in the afternoon, to savor a sunbath, in the lead one-on-one with the Mediterranean?

Close to amenities, this new prestigious real estate program near the beach offers the privileges of a very attractive address. It comes in apartments from 2 to 4 rooms Villa roof terrace.

Key assets of this RT 2012 program: superb amenities, swimming pool, beautiful collective Mediterranean garden, views of the sea and the mountains of the hinterland for some new apartments.

A bus stop is located at the foot of this new program of Villeneuve-Loubet.

The ten advantages of buying new construction

Lower notary fees

Lower tax fees

Ten years guarantee

Floor plan open for change

Best energy rating

Best sound isolation

Wide choice in tiles

Complete finishing

No standard kitchen included

Payment in tranches

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Price	€416,500

## Key Information

Internal Area:	61 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.

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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 calling 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.

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