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## New Apartment In Residence Le Cannet

Le Cannet , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



# €400,000

inc. of agency fees

2 Beds      1 Baths      61.75 sqm

Le Cannet, an urban, student and cultural destination, combines the facilities and conveniences of a large city with the gentle Mediterranean...

### At a Glance

<b>Reference</b>	MFH-PROAN1101132	<b>Near to</b>	Le Cannet	<b>Price</b>	€400,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	61.75 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Le Cannet, an urban, student and cultural destination, combines the facilities and conveniences of a large city with the gentle Mediterranean lifestyle. Thus, this residence is located a few minutes from the new covered market, the cinema, the municipal crèche and all the local shops. A true haven of peace for residents looking for a certain exclusivity, Le Cannet offers a peaceful living environment. The city benefits from an ideal location to easily reach the A8 motorway in a few minutes and go to Aix-en-Provence or Italy.

It is in the heart of rue d'Ormesson that our residence has been established, a place of life characterized by plant decor. Its location offers its inhabitants the perfect balance between dynamism and a relaxed way of life under the Mediterranean sun. The new residence in Le Cannet is revealed in the atmosphere of a new landscape respecting the identity of the place, between elegance and architectural modernism.

New apartment in residence Le Cannet

The garden allows residents to enjoy an environment planted with various species within the residence. The green spaces embellished with flower beds take on their most beautiful colours over the seasons, offering a most pleasant setting to ensure the well-being of future residents.

The new residence in Le Cannet blends harmoniously into its environment thanks to a contemporary style designed for the well-being of its residents. The building was designed to integrate into the surrounding fabric. A few townhouses ensure the transition with the structures that surround the residence. All the materials have been chosen with the most excellent care to highlight the architectural qualities of the construction.

A design and elegant architecture

The apartments are all extended by outdoor space and benefit from studied layouts. Bright and comfortable, most of them open generously onto the surrounding nature. With apartments ranging from 2 to 4 rooms, the residence offers you a wide choice of interiors to find the one that will come closest to your ideal. The elegance of this address is also reflected in the unique decoration of its entrance hall and its circulation corridors upstairs. The quality materials, chosen with care and consistency, magnify its elegance.

Interior Spaces

The floors are covered with 60x60 tiles in all rooms in wide colors.

A 20x50 earthenware adorns the walls of the bathrooms and shower rooms 2 meters high on all the walls receiving the bathtub or the shower and a frieze in the upper part.

The walls and ceilings are coated with smooth white paint.

The bay windows have insulating double glazing and are fitted with roller shutter boxes flush with the carpentry with the motorized operation for the sliding window doors in the living rooms.

The bathrooms offer quality sanitary equipment: heated towel rail, single or double design vanity unit topped with a mirror and a lighted wall lamp, and wall-hung toilet.

Outdoor Spaces

The floors of the balconies and terraces will receive 60 x 60 enamelled porcelain stoneware slabs on studs.

Each terrace will be equipped with a power outlet and a light point.

The terraces of the apartments on the top floor will be equipped with a jacuzzi.

Common areas

Our interior designer will decorate the entrance hall.

The development of green spaces will comply with the landscaping component of the building permit.

Security

A Vigik® badge allows access to the airlock in the entrance hall of the residence.

Landing door with safety lock 3 bolts A2P1\*.

All apartments will be equipped with an INTRATONE system

## Access and Transport

### By car

11 minutes from the A8 motorway (direction Nice and Marseille).

18 minutes from Sophia-Antipolis. • 30 minutes from Nice Côte d'Azur Airport.

32 minutes from Théoule-sur-Mer.

### Walk

26 minutes from downtown Cannes.

14 minutes from the town hall of Le Cannet.

### By bus

17 minutes from Place du Cannet-Rocheville.

18 minutes from Pointe Croisette.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€400,000

### Key Information

Internal Area:	61.75 sqm
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### Location: Provence-Alpes-Cote d'Azur



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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 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.

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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.

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