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## Vallauris New Apartment For Sale French Riviera

Vallauris , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€312,000**

inc. of agency fees

1 Beds

37 sqm

Nestled between Cannes and Antibes, very close to Sophia Antipolis, Europe's leading technology park, Vallauris-Golfe Juan benefits...

### At a Glance

**Reference** MFH-PROAN1239506

**Bed** 1

**Near to** Vallauris

**Pool** No

**Price** €312,000

**Hab.Space** 37 sqm

**Land Tax** N/A

### Property Description

Nestled between Cannes and Antibes, very close to Sophia Antipolis, Europe's leading technology park, Vallauris-Golfe Juan benefits from a strategic position. Seaside town and capital of potters, just one hour from ski resorts, the city of Picasso combines many assets...

It is here that the building for this Vallauris rehabilitation program was built in the 1950s, in homage to the roses most prized by Grasse perfumers.

This hyper-centre building will experience a new lease of life with its declination into ten high-end apartments.

This rehabilitation program near Sophia Antipolis has many advantages: at the foot of shops and services, in the heart of a flourishing employment pool, not far from the Riviera beaches and at the crossroads of world-famous cities.

The residence will be completely restored so that each apartment benefits as much as possible from natural light.

It presents 2-room through apartments, opening onto south-facing terraces with solarium, without any wasted area and without vis-à-vis or nuisance.

In the hyper-centre, overlooking a tree-lined and shaded square, typical of Mediterranean cities, this intimate rehabilitation program in Vallauris is eligible for the land deficit scheme and will guarantee excellent profitability in LMNP.

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:	1
Price	€312,000

### Key Information

Internal Area:	37 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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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.

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**C. BAUER – Sunday Times**

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