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## Cagnes Sur Mer New Apartment For Sale In French Riviera

Cagnes sur Mer , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€449,000**

inc. of agency fees

3 Beds

72 sqm

Close to the beaches and amenities, this new real estate program in Cagnes sur mer offers a privileged living environment where the...

### At a Glance

**Reference** MFH-PROAN1239890

**Near to** Cagnes sur Mer

**Price** €449,000

**Bed** 3

**Pool** No

**Hab.Space** 72 sqm

**Land Tax** N/A

### Property Description

Close to the beaches and amenities, this new real estate program in Cagnes sur mer offers a privileged living environment where the essentials are accessible on foot or by bike.

Ranging from studios to 4-room apartments, this new real estate program near the beach benefits from

contemporary architecture, dedicated to light and views.

The exception extends to the top floor with three apartments-villas on the roof which will enjoy magnificent terraces, up to 180 m<sup>2</sup>, to enjoy unique moments of relaxation or sharing facing the Mediterranean.

Nearby, the Cros-de-Cagnes is adorned every day with a summer atmosphere. The seaside is lively in summer and winter alike: bars, restaurants, parties, shows, water activities... For a daily life that feels like a holiday.

Only 400m from the sea, the sought-after district of Lautin owes its success to the quality of life it provides on a daily basis. Public transport, blue bikes, local shops, schools, sports center nearby.

The motorway, whose access is 5 minutes away, places this new real estate program near the beach in the heart of the Côte d'Azur. Something to satisfy everyone's needs and desires, while enjoying a preserved living environment.

#### THE STRENGTHS OF THIS NEW DEVELOPMENT IN CAGNES SUR MER:

- A contemporary writing dedicated to light and open views
- Generous surfaces with beautiful living rooms and exceptional terraces
- From the perfectly arranged studio to the 4 family rooms
- The sweetness of life close to the beach

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:	3
Price	€449,000

## Key Information

Internal Area:	72 sqm
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## Location: Provence-Alpes-Cote d'Azur



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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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