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## Saint Laurent Du Var New Apartment For Sale Cote Azur T3

Saint Laurent du Var , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



# €325,000

inc. of agency fees

2 Beds

62 sqm

Facing the Mediterranean, Saint-Laurent-du-Var benefits from the economic influence of Nice and the Sophia Antipolis technology park....

### At a Glance

<b>Reference</b>	MFH-PROAN1254322	<b>Near to</b>	Saint Laurent du Var	<b>Price</b>	€325,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	62 sqm
				<b>Land Tax</b>	N/A

### Property Description

Facing the Mediterranean, Saint-Laurent-du-Var benefits from the economic influence of Nice and the Sophia Antipolis technology park. At the heart of the metropolis, it is part of a prosperous employment pool where national hubs are flourishing: the airport, the Cap 3000 shopping center, Nice Merida, Grand Arenas, etc.

Close to the craft areas, this new residence in Saint Laurent du Var fully participates in the emergence of the Eco Valley area, with its offices, shops and services at the foot of the building. Its strategic location and excellent accessibility ensure strong rental demand and a certain valuation.

Eligible for the Pinel system (zone a), it offers carefully arranged apartments allowing for a competitive rental investment with tax exemption for 6, 9 or 12 years.

The new residence in the Pugets district thus makes it possible to combine tax optimization and the creation of a heritage with high potential for recovery. You can convert your property into a pleasant second home and enjoy the advantages of the Côte d'Azur all year round.

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	€325,000

## Key Information

Internal Area:	62 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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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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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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