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## Cannes La Bocca New Property For Sale T2 Cote Azur

Cannes La Bocca , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€254,350**

inc. of agency fees

1 Beds

49 sqm

ELIGIBLE FOR REDUCED VAT\*  
for the purchase of your main  
residence! A few minutes from  
downtown Cannes La Bocca and the  
green plains...

### At a Glance

**Reference** MFH-PROAN1469198  
**Bed** 1

**Near to** Cannes La Bocca  
**Pool** No

**Price** €254,350  
**Hab.Space** 49 sqm  
**Land Tax** N/A

### Property Description

ELIGIBLE FOR REDUCED VAT\* for the purchase of your main residence!

A few minutes from downtown Cannes La Bocca and the green plains of La Roquette-sur-Siagne, our new real estate program straddles the bustling urban life of the Bay of Cannes and the natural calm of the

Tanneron hills.

This residence is the ideal compromise between city and nature. This strategic location offers many advantages: ease of access, proximity to economic centers and the possibility of enjoying the many surrounding services on foot (supermarket, schools, shops, health, parks, etc.).

CANNES LA BOCCA new property for sale T2 Cote Azur

The contemporary look of this new real estate program near the city center successfully revisits the codes of Côte d'Azur housing. This intimate three-storey residence accommodates 22 apartments. Here, the architecture is intended to be light, with a building divided into two volumes connected by a common base and overhead walkways.

On the land in front of the residence will be planted a magnificent ornamental tree, native to Latin America and whose annual flowering is a delight that leaves no one indifferent. The latter will give a touch of exoticism and color to the garden of this new real estate program in Cannes La Bocca.

Each apartment has a double orientation. The assurance of a bright interior and a cozy atmosphere.

Another asset, a beautiful exterior surface extends the living room. Terrace or private garden, you can enjoy a real outdoor living room all year round.

Finally, a landscaped garden with citrus and fruit trees surrounds the residence with a protective plant screen.

Prices shown with 20% VAT.

(\*) Any purchase of new housing is subject to 20% VAT. VAT reduced to 5.5% instead of 20% for the purchase of new housing as a main residence is a major aid to home ownership. For many, this device compatible with a Zero Rate Loan (PTZ), is the opportunity to be able to buy a new home, when their budget did not allow them. See conditions with your MILAN CIP adviser.

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€254,350

## Key Information

Internal Area:	49 sqm
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## Location: Provence-Alpes-Cote d'Azur



## Gallery



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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.

## 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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