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## Saint Laurent Du Var New Property T4 For Sale Cote Azur

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



**€535,000**

inc. of agency fees

3 Beds

81 sqm

Area: Saint-Laurent-du-Var The new program of Saint-Laurent-du-Var is located at the gates of Nice, in one of the most attractive...

### At a Glance

<b>Reference</b>	MFH-PROAN1469814	<b>Near to</b>	Saint Laurent du Var	<b>Price</b>	€535,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	81 sqm
				<b>Land Tax</b>	N/A

### Property Description

Area: Saint-Laurent-du-Var

The new program of Saint-Laurent-du-Var is located at the gates of Nice, in one of the most attractive municipalities of the Nice Côte d'Azur metropolis. Saint-Laurent-du-Var is a renowned seaside resort,

renowned for its tourist welcome and the preserved quality of life of its active population. The town benefits from a privileged location with easy access to the major infrastructures of the department, such as the airport, the motorway and the stations. In addition, the planned extension of the Line 4 Nice-Cagnes-sur-Mer tramway will further strengthen connections.

**Location:** New program in the heart of the city

The new program in the heart of the city offers a rare address, combining the serenity of a city on a human scale, the riches of its seaside and its economic development. With 300 days of sunshine per year, residents benefit from a unique living environment between sea and mountains.

**Environment:** Square Bènes, a new green and lively city center

The project is located on the new large tree-lined pedestrian square, Square Bènes, which has become the center of life in the town. This square is a veritable green lung in the city, offering many green spaces, pergolas and an emblematic fountain that has been preserved. It is animated by Laurentian events such as markets and hosts a permanent merry-go-round for the little ones.

**Architecture:** An original and unique residence

The architecture of the new Saint-Laurent-du-Var program is distinguished by the omnipresence of plants. The residence fits perfectly into the green context of the pedestrian square with a contemporary style. The facades are covered with perforated railings and brise-soleil where plants flourish from the balcony planters. The whole presents a subtle balance between the vegetal and the mineral. The base of the buildings on the avenue du Général Leclerc accommodates businesses that contribute to the dynamics of the new district.

**Housing:** Harmonious comfort for all lifestyles

In Palm Square, enjoy the benefits of living in the city, in comfortable apartments designed for all lifestyles. Ranging from studios to 4-room apartments, they ensure a beautiful daily harmony for their residents. Some 2 rooms are scalable and modular to adapt to the needs and desires of residents. The apartments have well-thought-out layouts, with living rooms opening onto a kitchen to promote conviviality. Most of the 4 rooms have a master suite with adjoining bathroom. In addition, the majority of rooms and all living rooms are extended by at least one outdoor space (balcony, loggia or beautiful terrace up to 59 m<sup>2</sup>), offering unobstructed views of the city, the tree-lined pedestrian square, the forest of La Vallière or the interior garden of the residence.

**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	€535,000

## Key Information

Internal Area:	81 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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