

## St Laurent du Var (French riviera)

### Alpes Maritimes 06

Price : **From 189 180 Euro**

Delivery date : **Fourth trimester 2013**

Type : **Apartment**







## Description

Situated right next to Nice and in the heart of the Baie des Anges, lies Saint-Laurent-du-Var, giving a taste of both the French Riviera, as well as outskirts of Nice. Its old roman church, narrow streets and old town contribute to its charm, so typical of southern towns. It has good and easy access - less than one hour's drive from the Italian Riviera and the sunny ski slopes of the Southern Alps. It is in the heart of many tourist, cultural and economic activities of the Cote d'Azur.

Its 30'000 inhabitants enjoy many shops and services. There are around 1'500 businesses locally, and this dynamism is primarily due to an ambitious plan put in place by the Nice City Council, which consists of sustainable development, through both environmental and economic projects.

Situated on a hill between the sea and the mountains, in a 1.5 ha, wooded park, lies the residence, offering panoramic views over the Alps and the Mediterranean Sea. The villas offer pleasant surroundings, while being only 15 minutes drive away from Nice airport, and a few kms from the sea and the town centre.

There are seven, small buildings housing the apartment-villas which offer a good standard of

services. All apartments are either on the ground floor, or are duplexes. Sizes vary from studio, through to 3 bedrooms, with all living-rooms enjoying direct access to a terrace or garden.

### **Investment facts**

- Property price (average & overall surface area) without parking is 5 110€/m<sup>2</sup>
- Bare property price (average & overall surface area)without parking is 3 066€/m<sup>2</sup>
- Purchase price bare property: 60% of its value
- Term of lease: 15 years
- Notary fees: reduced and calculated on the bare property price

### **Access**

- Nice International Airport : 3.6 km
- Nice TGV Station : 9km
- Motorway A8: 1.5km