



224 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 27 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer panoramique**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

17/09/2024 - Prix T.T.C



## Ideal investor 161 Cannes

Treat yourself to one of the most beautiful views of the Villa Francia residence, in Cannes, Croix des Gardes sector! Located in the central building of this charming residence, this superb 2-room apartment of 27.17 m<sup>2</sup> (Carrez law), on the top floor with elevator, will seduce you with its privileged location and its breathtaking view. From the 7 m<sup>2</sup> terrace, admire the sparkling sea and the Lérins Islands, while enjoying the tranquility of the place. The apartment is sold furnished and equipped, ready to welcome you or to be rented out. A parking space in the secure covered car park is included and easily accessible for your comfort. The Villa Francia residence, renowned for its lush gardens and infinity pool, is a veritable green setting just 800 meters from the beaches. It also has a tennis court and a multi-sports ground. Let yourself be charmed by this exceptional setting, perfect for a pied-à-terre or a rental investment with high profitability. Our Favorite of the Month. Don't miss this unique opportunity!

**Fees and charges :**

Annual current expenses 2 996 €

Well condominium

