



236 000 €

For sale ideal investor

2 rooms

Surface : 26 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Mer panoramique

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

05/02/2025 - Prix T.T.C



## Ideal investor 172 Cannes

Villa Francia, a superb residence with lush gardens, located in the prestigious Croix des Gardes area. Fantastic panoramic sea view for this 2-room apartment, approximately 27 m<sup>2</sup>, furnished, equipped and air-conditioned. Terrace of approximately 6 m<sup>2</sup>, facing south and offering an exceptional view of the sea and the Lérins Islands. The Cannes International Festival of Pyrotechnic Art live or the parade of the most boats. Don't choose, you have both. One of the only buildings in the residence with an elevator. A parking space in the covered car park is offered with the property. On site, pedestrian gardens, century-old trees, infinity pool, tennis court and multi-sports. Beaches 800 m away. Ideal for investors wishing to take advantage of an exceptional location on the Côte d'Azur or rental investment. Very high profitability possible. To be discovered quickly.

Fees and charges :

Annual current expenses 2 695 €

Well condominium

460 lots in the condominium 236 000 € fees included

