



229 000 €

For sale apartment

3 rooms

Surface : 34 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud est

View : Aperçu mer

Standing : residential

Features :

double glazing, gated, calm, residential, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



## Apartment 162 Cannes

Villa Francia, in the prestigious Croix des Gardes area of Cannes, discover this charming 2/3 room apartment of 34 m<sup>2</sup>, semi-detached on one side, open on its west side, and decorated with a 6 m<sup>2</sup> terrace facing South-East, bathed in light throughout the day. This property, fully furnished and equipped, is free of any management. You will appreciate its numerous optimized storage spaces, as well as its reserved parking space in a secure covered car park. Nestled in the heart of a charming residence, this apartment benefits from a green setting with lush gardens and one of the most beautiful infinity pools in the region, offering breathtaking views of the sea and the Lérins Islands. Beach 800 m away. Ideal for a pied-à-terre on the Côte d'Azur or a rental investment with high profitability, this property represents a rare opportunity. Don't miss this opportunity to live or invest in an exceptional setting. Guaranteed to be loved.

Fees and charges :

Annual current expenses 3 460 €

Well condominium

460 lots in the condominium 229 000 € fees included

