

## Price on request

### Contact agency

Villa Francia Immobilier

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / [info@villa-francia-immobilier.com](mailto:info@villa-francia-immobilier.com)

### For sale ideal investor

2 rooms

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

Year of construction : 1990

Exposition : Sud ouest

View : Mer

Standing : residential

Building condition : GOOD

### Features :

double glazing, gated, CALM, AIR CONDITIONING, residential, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Ideal investor 1 Cannes

Discover this unique one-bedroom apartment with a living space of 27 m<sup>2</sup> under the Carrez law, furnished, fully equipped, air-conditioned, and bursting with charm! It features a living room with a fitted kitchen, shower room, toilet, bedroom, plenty of storage, and a terrace overlooking a garden, facing the sea, in a peaceful setting.. A parking space in the covered garage is included with the property. Villa Francia, a charming residence in the sought-after Croix des Gardes area. On-site, pedestrian gardens, a stunning infinity pool with exceptional views, a tennis court, and a multi-sport field. Perfect as a pied-à-terre in a unique and well-loved location, or as a rental investment. High profitability potential. Rentals for families, tourists, conferences. Airbnb allowed! A must-see soon. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

### Fees and charges :

Annual current expenses 3 800 €

Well condominium

81 lots in the condominium

