

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

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### For sale apartment

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 22 m²**

**Year of construction : 1977**

**Exposition : Est**

**View : Citadine**

**Inner condition : renovated**

### Features :

AIR CONDITIONING

1 bedroom

1 WC

**Energy class (dpe) : D**

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



## Apartment 1 Cannes

In the heart of Cannes, Forville area, just steps from the Croisette, the beaches, and the Palais des Festivals. Beautiful one-bedroom apartment of 40.75 m², on the 4th and top floor with no elevator. Perfect as a pied-à-terre or rental investment. High potential returns, thanks to congresses, tourism, and events. Ideal location. Facade restoration underway and fully paid for. Common areas renovation underway and fully paid for. Become the owner of a fully renovated property, ready to rent, ideally located in one of the most sought-after districts of Cannes. 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 912 €

Well condominium

8 lots in the condominium

Document non contractuel

