

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-immobilier.com

### For sale ideal investor

**2 rooms**

**Surface : 27 m²**

**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

