

## Price on request

**Contact agency**  
L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@lopportunite-  
immobiliere.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) : B**



## Ideal investor 199 Cannes

La Villa Francia, very beautiful sea view for this 2-room apartment of 27 m², furnished, equipped, air-conditioned and recently renovated. Covered terrace of approximately 6 m², facing south-west and offering a very pretty view. A parking space in the covered parking lot completes this property. The roof of the building has recently been renovated. Charming residence with a superb infinity pool, pedestrian gardens, tennis court, and sports field. Beach 800 m away. Ideal pied-à-terre or rental investment. Very good rental income possible. Clientele includes families, retirees, and conference attendees depending on the season. Airbnb accepted. To be discovered quickly.

**Fees and charges :**

Annual current expenses 2 388 €

Well condominium

51 lots in the condominium

Document non contractuel

