

## 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 apartment

3 rooms

Surface : 36 m²

Year of construction : 1989

Exposition : Sud ouest

View : Mer

Standing : residential

Building condition : GOOD

### Features :

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

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel



## Apartment 1 Cannes

Not to be missed! We are delighted to present this unique 3-room duplex, located in the heart of the prestigious Villa Francia residence. On the upper floor, you will find a cabin equipped with bunk beds, a shower room with toilet, plenty of storage space, an elegant living room, as well as a southwest-facing terrace offering a beautiful sea view. The lower floor consists of a comfortable bedroom with a double bed, a bathroom with toilet, and ample storage. Furnished and air-conditioned apartment. Parking space in the covered garage. Charming residence featuring a stunning infinity pool, tennis court, multi-sport field, children's playground, and a beautiful wooded park. Beach just 800 m away. Perfect as a pied-à-terre or rental investment. 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 3 254 €

Well condominium

51 lots in the condominium

