

**Price on request**

**Contact agency**

**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

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**For sale apartment**

**3 rooms**

**Surface : 34 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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



### Apartment 215 Cannes

La Villa Francia, a wonderful opportunity for this 2/3-room apartment, peaceful, southwest-facing, on the garden level. A parking space in the covered garage, easily accessible without stairs, completes this property. The apartment includes a living room with equipped kitchen, bathroom and separate toilet, double bedroom, and a closed cabin with bunk beds. Sold free of any management, furnished and equipped. Charming, secure residence featuring beautiful gardens and an infinity pool. Car-free residence, pedestrian circulation inside the estate. Perfect as a pied-à-terre or rental investment. Airbnb allowed. Very high profitability possible. 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 3 740 €

Well condominium

51 lots in the condominium

Document non contractuel

