

**220 000 €**

**Contact agency**

**Webcam Immobilier**

14, Avenue des Broussailles

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**For sale ideal investor**

**3 rooms**

**Surface : 38 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Jardin**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : D**

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



### Ideal investor 1789 Cannes

Villa Francia, the famous residence on the Croix des Gardes. Beautiful 3-room duplex apartment of 38.51 m², in absolute peace and quiet, south-facing, furnished, equipped and air-conditioned. It is composed of: - In the lower part, a cabin with bunk beds, shower room with toilet, air-conditioned living room with equipped kitchen, covered terrace, offering a superb view of the gardens. - Upper part, bathroom with toilet, air-conditioned bedroom, also opening onto a superb independent solarium, allowing you to fully enjoy the sun without being overlooked. Plenty of storage space. A parking space directly accessible by elevator. Charming residence with pedestrian gardens and a superb infinity pool. On-site tennis court and multi-sports facilities. Beach 800 m away. A sure favorite. Ideal as a pied-à-terre or rental investment. High profitability possible.

**Fees and charges :**

Annual current expenses 4 750 €

Well condominium

460 lots in the condominium 220 000 € fees included

Document non contractuel

