

## Price on request

### Contact agency

**L'Opportunité Immobilière**

8 avenue Marie France

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### For sale apartment

**3 rooms**

**Surface : 39 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Standing : residential**

**Building condition : GOOD**

### Features :

lift, 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) : B**

Document non contractuel



## Apartment 202 Cannes

Villa Francia. Superb residence in the sought-after Croix des Gardes area. Discover this southwest-facing duplex apartment, air-conditioned upstairs and downstairs. It consists, in the lower part, of an entrance with cabin and bunk beds, shower room with toilet, living room opening onto a terrace of approximately 7m². In the upper part, bathroom with toilet, air-conditioned bedroom opening onto an independent solarium allowing you to enjoy sunny days in complete privacy. A parking space accessible by elevator completes this property. Charming residence with superb pedestrian gardens, as well as an exceptional swimming pool, tennis courts and multi-sports facilities. Beach 800 m away. Ideal pied-à-terre or rental investment. High profitability possible. Airbnb accepted! Urgent sale!

**Fees and charges :**

Annual current expenses 4 852 €

Well condominium

51 lots in the condominium

