

## Price on request

### Contact agency

**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@loportunite-immobiliere.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**



## Apartment 211 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.

Fees and charges :

Annual current expenses 3 254 €

Well condominium

51 lots in the condominium

Document non contractuel

