

## Price on request

### Contact agency

Villa Francia Immobilier

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / [info@villa-francia-immobilier.com](mailto:info@villa-francia-immobilier.com)

### For sale apartment

1 room

Surface : 22 m<sup>2</sup>

Year of construction : 1990

View : Jardin

Inner condition : a refresh

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, gated, CALM, residential

1 terrace

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



## Apartment 4 Cannes-la-Bocca

La Villa Francia. Overlooking the residence's gardens, in a quiet setting, beautiful studio with a cabin of approximately 23m<sup>2</sup> + 6m<sup>2</sup> terrace, accommodating up to 4 people. Sold furnished and equipped. Parking space in the covered garage directly accessible by elevator. Charming residence, featuring a stunning infinity pool as well as numerous gardens. Ideal as a pied-à-terre or rental investment. Airbnb allowed. High potential profitability.

### Fees and charges :

Annual current expenses 2 640 €

Well condominium

53 lots in the condominium

Document non contractuel

