



265 000 €

**For sale ideal investor**

**3 rooms**

**Surface : 33 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer panoramique**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, air conditioning,  
residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## Ideal investor 145 Cannes

Villa Francia, superb sea view for this 2/3 room apartment of 33.91 m<sup>2</sup> Carrez law, located on the top floor of the main building of the residence. The apartment consists of an entrance with bunk beds, bedroom with double bed, bathroom, separate toilet, large living room with equipped kitchen as well as a magnificent terrace offering an exceptional panorama of the sea and the Lérins Islands. One of the most beautiful views of the residence. A parking space, accessible by elevator, completes this property. Residence with swimming pool and lush gardens. Tennis and multi-sports court. Assured crush. Ideal pied-à-terre or rental investment.

**Fees and charges :**

Annual current expenses 3 288 €

Well condominium

461 lots in the condominium 265 000 € fees included

