



245 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 31 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

02/07/2025 - Prix T.T.C



## Ideal investor 197 Cannes

Unique, rare, appreciated! Discover this unusual 2-room apartment, adjoining on one side, with a surface area of 31.36 m² Carrez law, furnished, equipped, air-conditioned and charmingly decorated. It consists of an entrance hall with storage, a bedroom with cupboards and with only nature facing it. Shower room, separate toilet, living room with equipped kitchen, opening onto a magnificent south-facing terrace with an open west side. In the heart of the residence's gardens, facing the sea, in a peaceful setting. A parking space is offered with this property. Villa Francia, a charming residence in the sought-after Croix des Gardes area, boasts pedestrian-friendly gardens, a superb infinity pool offering exceptional views, a tennis court, and a multi-sports field. Ideal pied-à-terre in a unique and popular location, or rental investment. High profitability possible. Airbnb accepted! This month's favorite. Discover it soon.

Fees and charges :

Annual current expenses 3 456 €

Well condominium

51 lots in the condominium 245 000 € fees included

