



265 000 €

**For sale ideal investor**

**3 rooms**

**Surface : 40 m<sup>2</sup>**

**Exposition : Ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, pool

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

19/05/2024 - Prix T.T.C



## Ideal investor 148 Cannes

Villa Francia, 3 room duplex of 40.53 m<sup>2</sup>, sea view, west facing, impeccable condition. Composed in the upper part, a closed cabin with bunk beds, shower room with toilet, living room with equipped kitchen, sea view terrace. In the lower part, bedroom with double bed, bathroom with toilet. Plenty of storage. Parking space nearby. Ideal pied-à-terre or rental investment in a superb pedestrian residence, with numerous exotic gardens as well as an infinity pool. To visit quickly.

**Fees and charges :**

Annual current expenses 3 654 €

Well condominium

460 lots in the condominium 265 000 € fees included

