



## Price on request

**For sale apartment**

**3 rooms**

**Surface : 39 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

### Features :

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

27/07/2025 - Prix T.T.C



## Apartment 202 Cannes

Villa Francia. Superb residence in the sought-after Croix des Gardes area. Discover this southwest-facing duplex apartment, air-conditioned upstairs and downstairs. It consists, in the lower part, of an entrance with cabin and bunk beds, shower room with toilet, living room opening onto a terrace of approximately 7m². In the upper part, bathroom with toilet, air-conditioned bedroom opening onto an independent solarium allowing you to enjoy sunny days in complete privacy. A parking space accessible by elevator completes this property. Charming residence with superb pedestrian gardens, as well as an exceptional swimming pool, tennis courts and multi-sports facilities. Beach 800 m away. Ideal pied-à-terre or rental investment. High profitability possible. Airbnb accepted! Urgent sale!

Fees and charges :

Annual current expenses 4 852 €

Well condominium

51 lots in the condominium

