



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

218 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 26 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer panoramique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

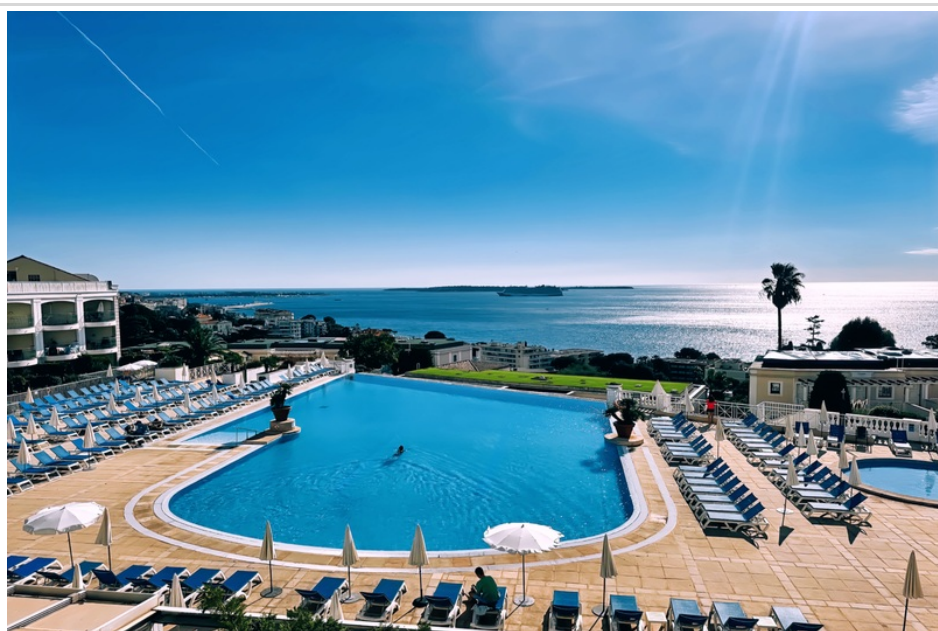
1 parking

**Energy class (dpe) : D**

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

Document non contractuel

22/12/2024 - Prix T.T.C



### Ideal investor 168 Cannes

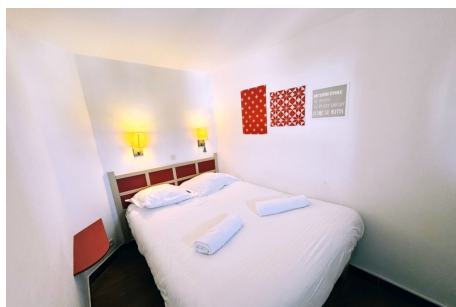
One of the best locations in Villa Francia. In the central building, Sisley, floor 4/5 accessible by elevator, superb 2-room apartment of approximately 27 m<sup>2</sup>, furnished, equipped and air-conditioned. 8.5 m<sup>2</sup> terrace offering a fantastic view of the sea and the Lérins Islands. Admire the boats, sailboats, yachts and incredible cruise ships before your eyes. In the summer, you have a front row seat for the Cannes Fireworks Festival!! Parking space in the covered car park directly accessible. Villa Francia, a charming residence with lush gardens. Ideal pied-à-terre or rental investment. High profitability possible. Guaranteed to be a favorite!

Fees and charges :

Annual current expenses 3 204 €

Well condominium

460 lots in the condominium 218 000 € fees included



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

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Document non contractuel - Barème de prix disponible sur notre site internet