

245 000 €

For sale ideal investor

3 rooms

Surface : 38 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Jardin

Standing : residential

Building condition : good

Features :

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

#### Legal information

245 000 €

Fees paid by the owner, well condominium (460 lots in the condominium), annual current expenses 4 750 € (396 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Ideal investor 179 Cannes

Villa Francia, famous residence on the Croix des Gardes. Beautiful 3-room duplex apartment of 38.51 m<sup>2</sup>, in absolute peace and quiet, south-facing, furnished, equipped and air-conditioned. It consists of: - In the lower part, a cabin with bunk beds, shower room with toilet, air-conditioned living room with equipped kitchen, covered terrace, offering a superb view of the gardens. - Upper part, bathroom with toilet, air-conditioned bedroom, also opening onto a superb independent solarium, allowing you to fully enjoy the sun without being overlooked. Plenty of storage space. A parking space directly accessible by elevator. Charming residence, with pedestrian gardens and a superb infinity pool. On site, tennis court and multi-sports ground. Beach 800 m away. Guaranteed to be a hit. Ideal pied-à-terre or rental investment. High profitability possible.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 640 and 920 € (reference year 2023)  
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