

298 000 €

For sale ideal investor

3 rooms

Surface : 36 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud est

View : Mer

Standing : residential

Features :

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

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Ideal investor 180 Cannes

La Villa Francia – Exclusive opportunity to seize! Superb 3-room apartment of 36.83 m<sup>2</sup>, ideally arranged with 2 independent bedrooms, a modern bathroom and a separate toilet. The bright living room opens onto a terrace offering a breathtaking view of the sea, perfect for enjoying moments of relaxation. This property is completed by a parking space in the covered car park. An exceptional living environment: - Pedestrian and secure residence - Breathtaking exotic gardens - Sublime infinity pool Ideal as a pied-à-terre or for a rental investment with high potential profitability. Guaranteed to be a hit – Visit without delay!

### Legal information

298 000 €

Fees paid by the owner, well condominium(460 lots in the condominium), annual current expenses 4 512 € (376 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 710 and 1030 € (reference year 2023)  
Document non contractuel - 12/03/2025

