

**181 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Standing : residential**

**Features :**

lift, double glazing, gated, calm, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Ideal investor 140 Cannes

Cannes, Croix des Gardes sector, in a very beautiful residence with swimming pool, La Villa Francia, with lush gardens. Cozy 2 room apartment of 27 m², facing south west, with bedroom, bathroom and separate toilet, living room, terrace overlooking gardens. A parking space directly accessible by elevator completes this property. One of the only buildings with an elevator in the residence. Car-free, quiet and secure residence with a superb infinity pool. Ideal pied-à-terre or rental investment. Holiday, school, senior, conference rentals. Airbnb possible! High profitability achievable.

### Legal information

181 000 €

Fees paid by the owner, well condominium(460 lots in the condominium), annual current expenses 2 549 € (212 € 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 370 and 560 € (reference year 2021)  
Document non contractuel - 30/04/2025

