

190 000 €

**For sale apartment**

**2 rooms**

**Surface : 6 m²**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Aperçu mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Apartment 167 Cannes

La Villa Francia. In the prestigious Croix des Gardes area. Beautiful 2-room apartment of 27.26 m², easily accessible, furnished, equipped, and air-conditioned. Parking space in the covered garage, accessible by elevator. Charming residence featuring a superb infinity pool, tennis court, and multi-sports field. Beach 800 m away. Cannes city center, 10 minutes. Ideal as a pied-à-terre or rental investment. High potential profitability. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

### Legal information

190 000 €

Fees paid by the owner, well condominium (46 lots in the condominium), annual current expenses 3 840 € (320 € 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) : C - Emission of greenhouse gases (ges) : A  
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