

**189 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 26 m²**

**Exposition : Sud est**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Ideal investor 138 Cannes

Villa Francia, in an idyllic, calm and relaxing setting, beautiful 2-room apartment of 27 m², in perfect condition, garden level, facing South East, furnished and equipped. Plenty of storage. A parking space in the easily accessible covered car park is offered with the property. Charming, secure residence with infinity pool, tennis court and multi-sports area. Ideal pied-à-terre or rental investment. High profitability possible.

### Legal information

189 000 €

Fees paid by the owner, well condominium(460 lots in the condominium), annual current expenses 2 620 € (218 € 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) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 540 and 770 € (reference year 2021)  
Document non contractuel - 30/04/2025

