

195 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 26 m²**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Ideal investor 167 Cannes

Villa Francia, a charming residence with a superb infinity pool and numerous gardens. Beautiful furnished, equipped and air-conditioned 2-room apartment of approximately 27m² + 6m² corner terrace offering a superb sea view. 1st and last floor, easy access and quiet. Beach 800m away. Parking space in the covered car park. Ideal pied-à-terre or rental investment. Very high profitability possible.

### Legal information

195 000 €

Fees paid by the owner, well condominium(460 lots in the condominium), annual current expenses 3 440 € (287 € 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) : B  
Estimated annual energy between 500 and 750 € (reference year 2021)  
Document non contractuel - 30/04/2025

