

**197 000 €**

**For sale ideal investor**

**2 rooms**

**Surface : 27 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



### **Ideal investor 199 Cannes**

La Villa Francia, very beautiful sea view for this 2-room apartment of 27 m<sup>2</sup>, furnished, equipped, air-conditioned and recently renovated. Covered terrace of approximately 6 m<sup>2</sup>, facing south-west and offering a very pretty view. A parking space in the covered parking lot completes this property. The roof of the building has recently been renovated. Charming residence with a superb infinity pool, pedestrian gardens, tennis court, and sports field. Beach 800 m away. Ideal pied-à-terre or rental investment. Very good rental income possible. Clientèle includes families, retirees, and conference attendees depending on the season. Airbnb accepted. To be discovered quickly.

#### **Legal information**

197 000 €

Fees paid by the owner, well condominium(51 lots in the condominium), annual current expenses 2 388 € (199 € 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 560 and 810 € (reference year 2023)  
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