

199 000 €

**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 206 Cannes

Discover this unique one-bedroom apartment with a living space of 27 m<sup>2</sup> under the Carrez law, furnished, fully equipped, air-conditioned, and bursting with charm! It features a living room with a fitted kitchen, shower room, toilet, bedroom, plenty of storage, and a terrace overlooking a garden, facing the sea, in a peaceful setting.. A parking space in the covered garage is included with the property. Villa Francia, a charming residence in the sought-after Croix des Gardes area. On-site, pedestrian gardens, a stunning infinity pool with exceptional views, a tennis court, and a multi-sport field. Perfect as a pied-à-terre in a unique and well-loved location, or as a rental investment. High profitability potential. Rentals for families, tourists, conferences. Airbnb allowed! A must-see soon.

#### Legal information

199 000 €

Fees paid by the owner, well condominium(81 lots in the condominium), annual current expenses 3 800 € (317 € 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  
Estimated annual energy between 450 and 660 € (reference year 2023)  
Document non contractuel - 05/02/2026

