

250 000 €

**For sale apartment**

**3 rooms**

**Surface : 34 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer panoramique**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Apartment 256 Cannes

Our favorite! Villa Francia. The residence's most stunning view. Discover this 2 to 3-room apartment of 34 m<sup>2</sup>, with a terrace of approximately 10 m<sup>2</sup>, offering breathtaking views of the sea and the Lérins Islands. Enjoy the continuous spectacle of boats right before your eyes. First row seats for the fireworks festival. Located in the main building of the residence, accessible by elevator. A parking space completes this property. Villa Francia, a charming residence with gardens and a swimming pool. Perfect as a pied-à-terre or rental investment. Very good potential returns.

### Legal information

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Fees paid by the owner, well condominium(36 lots in the condominium), annual current expenses 3 650 € (304 € 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 740 and 1050 € (reference year 2023)  
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