

245 000 €

For sale ideal investor

2 rooms

Surface : 31 m²

Year of construction : 1990

Exposition : Sud

View : Mer

Standing : residential

Building condition : good

Features :

double glazing, gated, calm

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Legal information

245 000 €

Fees paid by the owner, well condominium (51 lots in the condominium), annual current expenses 3 456 € (288 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Ideal investor 197 Cannes

Unique, rare, appreciated! Discover this unusual 2-room apartment, adjoining on one side, with a surface area of 31.36 m² Carrez law, furnished, equipped, air-conditioned and charmingly decorated. It consists of an entrance hall with storage, a bedroom with cupboards and with only nature facing it. Shower room, separate toilet, living room with equipped kitchen, opening onto a magnificent south-facing terrace with an open west side. In the heart of the residence's gardens, facing the sea, in a peaceful setting. A parking space is offered with this property. Villa Francia, a charming residence in the sought-after Croix des Gardes area, boasts pedestrian-friendly gardens, a superb infinity pool offering exceptional views, a tennis court, and a multi-sports field. Ideal pied-à-terre in a unique and popular location, or rental investment. High profitability possible. Airbnb accepted! This month's favorite. Discover it soon.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 690 and 1000 € (reference year 2023)
Document non contractuel - 03/07/2025

