

234 000 €

**For sale ideal investor**

**2 rooms**

**Surface : 26 m²**

**Year of construction : 1190**

**Exposition : Sud est**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, air conditioning,  
residential, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking



## Ideal investor 196 Cannes-la-Bocca

Villa Francia, a famous residence with lush gardens and a unique swimming pool. One of the most beautiful views in the residence is this 27 m², furnished, air-conditioned, and fully equipped one-bedroom apartment. The approximately 7 m² terrace offers magnificent views of the sea and the Lérins Islands. A front-row seat to the famous Cannes Fireworks Festival! Well-maintained condominium. Roof terraces and walkways have recently been renovated. Railings are currently being installed, but have already been paid for. Charming residence with tennis courts and multi-sports facilities. Beach 800 m away. Ideal pied-à-terre or rental investment. High profitability possible. Airbnb available! To visit quickly.

### Legal information

234 000 €

Fees paid by the owner, well  
condominium(460 lots in the  
condominium), annual current expenses  
3 254 € (271 € 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 540 and 790 € (reference year 2023)  
Document non contractuel - 15/09/2025

