

215 000 €

**For sale apartment**

**3 rooms**

**Surface : 39 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Standing : residential**

**Building condition : good**

**Features :**

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

#### Legal information

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Fees paid by the owner, well condominium (51 lots in the condominium), annual current expenses 4 852 € (404 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 202 Cannes

Villa Francia. Stunning residence in the sought-after Croix des Gardes area. Discover this southwest-facing duplex apartment, air-conditioned both upstairs and downstairs. The lower level includes an entrance with a cabin and bunk beds, a shower room with toilet, and a living room opening onto a terrace of about 7m². On the upper level, you'll find a bathroom with toilet, an air-conditioned bedroom opening onto a private solarium, allowing you to enjoy sunny days in complete privacy. A parking space accessible by elevator completes this property. Charming residence featuring beautiful pedestrian gardens, as well as an exceptional pool, tennis courts, and multi-sport courts. Beach 800 m away. Ideal as a pied-à-terre or rental investment. High profitability possible. Airbnb allowed!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 710 and 1010 € (reference year 2023)  
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