

230 000 €

**For sale apartment**

**3 rooms**

**Surface : 36 m²**

**Year of construction : 1989**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

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

2 bedroom

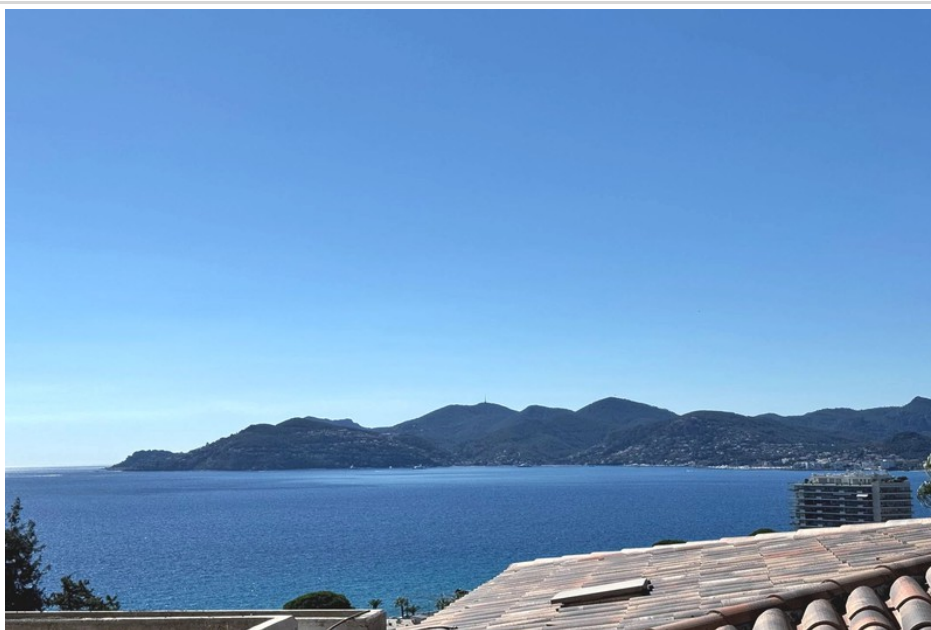
1 terrace

1 bathroom

1 shower

2 WC

1 parking



## Apartment 211 Cannes

Not to be missed! We are delighted to present this unique 3-room duplex, located in the heart of the prestigious Villa Francia residence. On the upper floor, you will find a cabin equipped with bunk beds, a shower room with toilet, plenty of storage space, an elegant living room, as well as a southwest-facing terrace offering a beautiful sea view. The lower floor consists of a comfortable bedroom with a double bed, a bathroom with toilet, and ample storage. Furnished and air-conditioned apartment. Parking space in the covered garage. Charming residence featuring a stunning infinity pool, tennis court, multi-sport field, children's playground, and a beautiful wooded park. Beach just 800 m away. Perfect as a pied-à-terre or rental investment.

### Legal information

230 000 €

Fees paid by the owner, well condominium (51 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) : C  
Estimated annual energy between 540 and 790 € (reference year 2021)  
Document non contractuel - 15/01/2026

