

372 600 €

For sale ideal investor

3 rooms

Surface : 37 m²

Exposition : Sud est

View : Mer panoramique

Inner condition : good

Standing : prestige

Features :

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

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking



Ideal investor 175 Cannes

Cannes, Croix des Gardes area. In a charming residence, with superb pedestrian gardens and a magnificent infinity pool. Discover this 37.55 m² 3-room apartment, recently renovated, furnished, equipped and air-conditioned. The apartment is composed of: In the lower part, a cabin with bunk beds, shower room with toilet, living room, terrace with sea view. In the upper part, bathroom with toilet, bedroom opening onto a magnificent solarium, in a quiet area, offering you a panoramic view of the sea and the Lérins Islands. In the 1st places to admire the boats as well as the famous international pyrotechnics competition in Cannes. A parking space in the covered car park completes this property. Guaranteed to be a favorite. Beach 800 m away. Ideal pied-à-terre or rental investment with high profitability in a charming residence.

Legal information

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Fees paid by the owner, well condominium(460 lots in the condominium), annual current expenses 4 245 € (354 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1220 and 820 € (reference year 2021)
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