

270 000 €

**For sale ideal investor**

**3 rooms**

**Surface : 34 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, air conditioning, pool

2 bedroom

1 terrace

1 shower

1 WC

1 parking



## Ideal investor 177 Cannes

The favorite of the month! In the famous Villa Francia residence, beautiful 2/3 room apartment of 34 m², on the garden level, in a quiet area and offering an idyllic view of nature and the sea. Ideally facing south-west, enjoy sunshine all afternoon. The apartment consists of a large living room, shower room, toilet with washbasin, double bedroom and second bedroom converted into an office. A parking space in the covered car park completes this property. Charming, pedestrian residence with superb gardens, a tennis court and a superb infinity pool. Ideal pied-à-terre under the Côte d'Azur sun or seasonal rental investment. Airbnb accepted. To be discovered without delay.

### Legal information

270 000 €

Fees paid by the owner, well condominium (4 lots in the condominium), annual current expenses 4 650 € (388 € 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 590 and 860 € (reference year 2023)  
Document non contractuel - 30/04/2025

