



# Agence WEBCAM IMMOBILIER

Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

Site : [webcamimmobilier.com](http://webcamimmobilier.com)

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

372 600 €

For sale ideal investor

3 rooms

Surface : 37 m<sup>2</sup>

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

28/04/2025 - Prix T.T.C

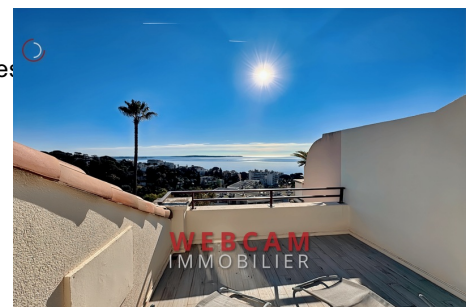
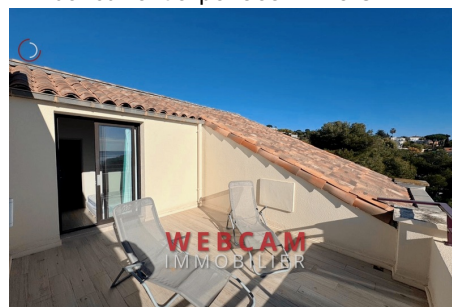


## Ideal investor 1789 Cannes

Cannes, Croix des Gardes area. In a charming residence, with superb pedestrian gardens and a magnificent infinity pool. Discover this 37.55 m<sup>2</sup> 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. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 4 245 €



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