



220 000 €

For sale ideal investor

3 rooms

Surface : 38 m²

Year of construction : 1990

Exposition : Sud

View : Jardin

Standing : residential

Building condition : good

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

01/07/2025 - Prix T.T.C



Ideal investor 1789 Cannes

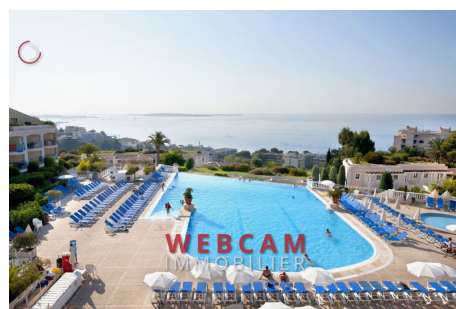
Villa Francia, the famous residence on the Croix des Gardes. Beautiful 3-room duplex apartment of 38.51 m², in absolute peace and quiet, south-facing, furnished, equipped and air-conditioned. It is composed of: - In the lower part, a cabin with bunk beds, shower room with toilet, air-conditioned living room with equipped kitchen, covered terrace, offering a superb view of the gardens. - Upper part, bathroom with toilet, air-conditioned bedroom, also opening onto a superb independent solarium, allowing you to fully enjoy the sun without being overlooked. Plenty of storage space. A parking space directly accessible by elevator. Charming residence with pedestrian gardens and a superb infinity pool. On-site tennis court and multi-sports facilities. Beach 800 m away. A sure favorite. Ideal as a pied-à-terre or rental investment. High profitability possible.

Fees and charges :

Annual current expenses 4 750 €

Well condominium

460 lots in the condominium 220 000 € fees included



Webcam Immobilier - 14, Avenue des Broussailles - 06400 Cannes
Tél. +33 (0)4 93 39 11 68 - Fax. +33 (0)4 83 15 10 73 - info@webcamimmobilier.com