



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

**399 000 €**

**For sale ideal investor**

**4 rooms**

**Surface : 75 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 2003**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle**

**Standing : residential**

**Features :**

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

11/02/2025 - Prix T.T.C



**Ideal investor 1789 Cannes**

Cannes, lower Croix des Gardes, in a 2003 residence, real 4 rooms, 3 bedrooms, 72.27 m<sup>2</sup> Carrez law. Living room of 24 m<sup>2</sup> facing south and opened by a veranda on the west side. A garden of approximately 180 m<sup>2</sup> that you can enjoy with your family, a room with bicycles, as well as a closed and secure garage complete this property. Quiet area, 10 minutes from the Midi beach and the center of Cannes. Ideal for family or rental investment, very good profitability possible. Rare in the sector. 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 3 328 €

Well condominium

399 000 € 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](mailto:info@webcamimmobilier.com)

Carte professionnelle n°5141T Alpes-Maritimes - RCS Cannes 448 402 560

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