

372 600 €

Contact agency  
L'Opportunité Immobilière

8 avenue Marie France  
06110 Le Cannet  
06 20 56 28 66 / info@lopportunite-  
immobiliere.com

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) : B

Document non contractuel



### 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 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.

Fees and charges :

Annual current expenses 4 245 €

Well condominium

460 lots in the condominium 372 600 € fees included

