

270 000 €

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 : 34 m<sup>2</sup>

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



### Ideal investor 177 Cannes

The favorite of the month! In the famous Villa Francia residence, beautiful 2/3 room apartment of 34 m<sup>2</sup>, 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.

Fees and charges :

Annual current expenses 4 650 €

Well condominium

4 lots in the condominium 270 000 € fees included

Document non contractuel

