

399 000 €

Contact agency  
L'Opportunité Immobilière

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For sale ideal investor

4 rooms

Surface : 75 m²

Surface of the living : 23 m²

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



### Ideal investor 158 Cannes

Cannes, lower Croix des Gardes, in a 2003 residence, real 4 rooms, 3 bedrooms, 72.27 m² Carrez law. Living room of 24 m² facing south and opened by a veranda on the west side. A garden of approximately 180 m² 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.

Fees and charges :

Annual current expenses 3 328 €

Well condominium

399 000 € fees included

