



# ADN Immo Conseil

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226 000 €

**For sale idéal investisseur**

**2 rooms**

**Surface : 26 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud est**

**View : Mer**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, Climatisation, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

12/03/2025 - Prix T.T.C



## Idéal investisseur Cannes

Villa Francia, a charming residence with a superb infinity pool and numerous gardens. Beautiful furnished, equipped and air-conditioned 2-room apartment of approximately 27m<sup>2</sup> + 6m<sup>2</sup> corner terrace offering a superb sea view. 1st and last floor, easy access and quiet. Beach 800m away. Parking space in the covered car park. Ideal pied-à-terre or rental investment. Very high profitability possible. 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 3 440 €

Well condominium

460 lots in the condominium 226 000 € fees included

