

## Tél. 04 93 39 11 68

## Site : webcamimmobilier.com

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

## 436 000 €

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 w ater : Individuelle Standing : residential

3 bedroom 2 terraces

1 bathroom

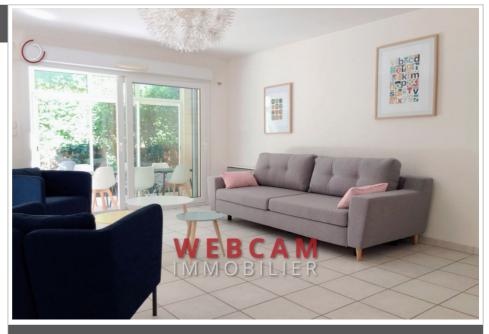
1 show er

1 WC

1 garage

1 cellar

Energy class (dpe) : D Emission of greenhouse gases (ges) : A



## 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 €

Document non contractuel 22/10/2024 - Prix T.T.C



Well condominium 436 000 € fees included

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> Carte professionnelle n°5141T Alpes-Maritimes - RCS Cannes 448 402 560 Code NAF 6831Z - SIRET 448 402 560 00016 - Document non contractuel