



Agence

**WEBCAM IMMOBILIER**

Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

Site : [webcamimmobilier.com](http://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 water : Individuelle

Standing : residential

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

22/10/2024 - Prix T.T.C



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 €

Well condominium

436 000 € fees included



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