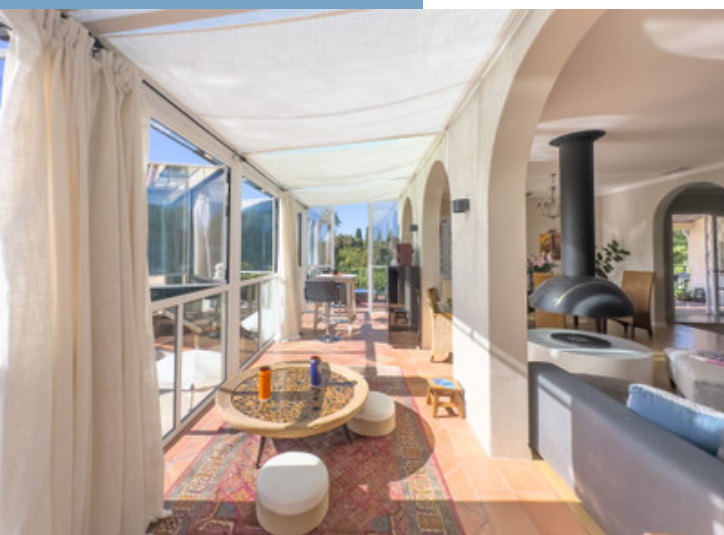
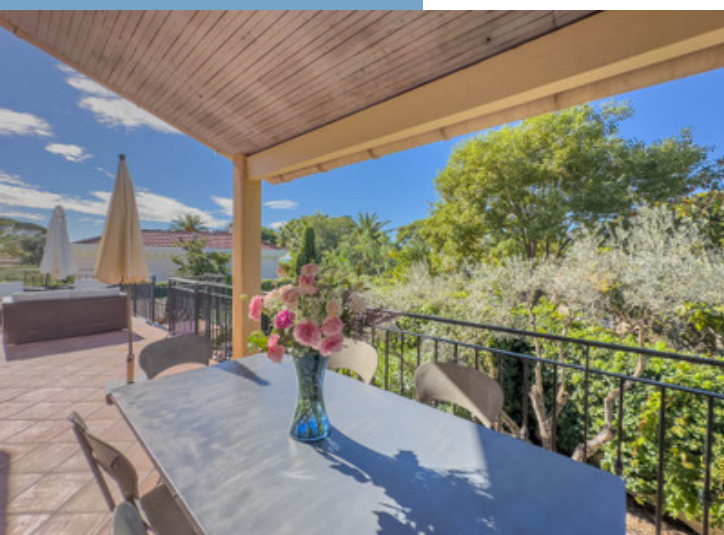




CAP D'ANTIBES - BEAUTIFUL BRIGHT VILLA MINUTES WALK TO THE BEACH

www.leggettprestige.com

CAP D'ANTIBES -
BEAUTIFUL BRIGHT VILLA
MINUTES WALK TO THE
BEACH...



PROPERTY FACT FILE	
REFERENCE	A25288DCA06
PRICE	€ 4,500,000 £ 3,813,975* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	218 m²
LAND	960 m²
TOWN	Antibes
DEPARTMENT	Alpes_Maritimes
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Walking distance to shops, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Fitness room
- Heated swimming pool
- Sea view
- Bight
- Family villa

CAP D'ANTIBES -
BEAUTIFUL BRIGHT VILLA
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BEACH...

Ref : A25288DCA06

Ideal location on Cap d'Antibes, in a quiet residential area, a stone's throw from the beach and close to the town center.

This charming, south-facing property is set on 960m² of land with a heated saltwater swimming pool.

You'll be charmed by its high ceilings and luminosity.

DESCRIPTIF

The house comprises of a pretty entrance porch, an entrance hall, three bedrooms with their own bath/shower rooms, a guest shower room with WC, and a garage/laundry room. A beautiful staircase takes you to the 1st floor, where you'll find a spacious living and dining room with a central fireplace, a veranda offering beautiful open and sea views, a fitted kitchen, and a terrace. On this floor, you'll find two additional bedrooms with fitted closets and two bathrooms.

In addition to the garage, the villa offers several parking spaces.

There is the possibility to easily extend the living space of the house by converting the garage and the attic space.

This property also offers a fitness room separate from the main house, a pool house, and a summer kitchen.

Agency fees are payable by the vendor.

Additional photos available upon request.

Surfaces areas:

GARDEN LEVEL :

Entrance RDJ 19.64 sq.m.

Bedroom n°1 RDJ 32.92 m²

Closet bedroom n°1 RDJ 1,01 m²

Shower room/WC n°1 RDJ 6,42 m²

Bedroom n°2 RDJ 13.01 m²

Shower room/WC RDJ 6,97 sq.m.

Storage room RDJ 2,06 m²

Shower room/WC n°2 RDJ 3,42 m²

Bedroom n°3 RDJ 21,40 m²

Closet room n°3 RDJ 1,28 m²

Bathroom/WC n°1 RDJ 4,69 m²

1ST FLOOR :

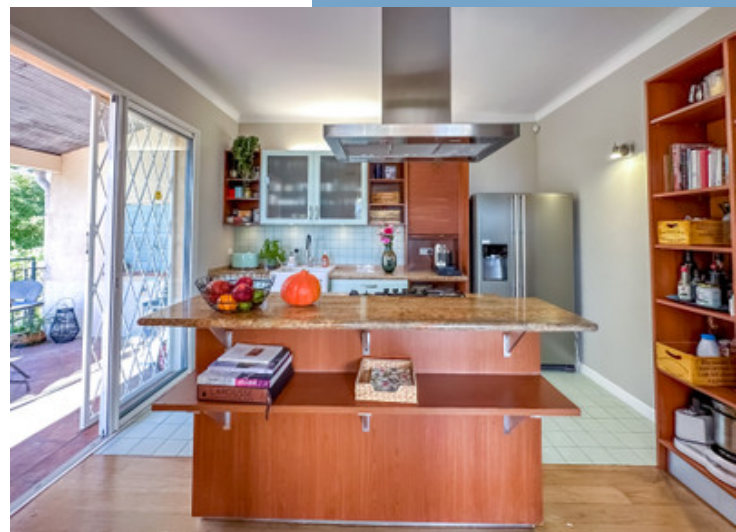
Landing 1st floor 7.01 m²

Shower room/WC n°3 1er 3,49 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25288DCA06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

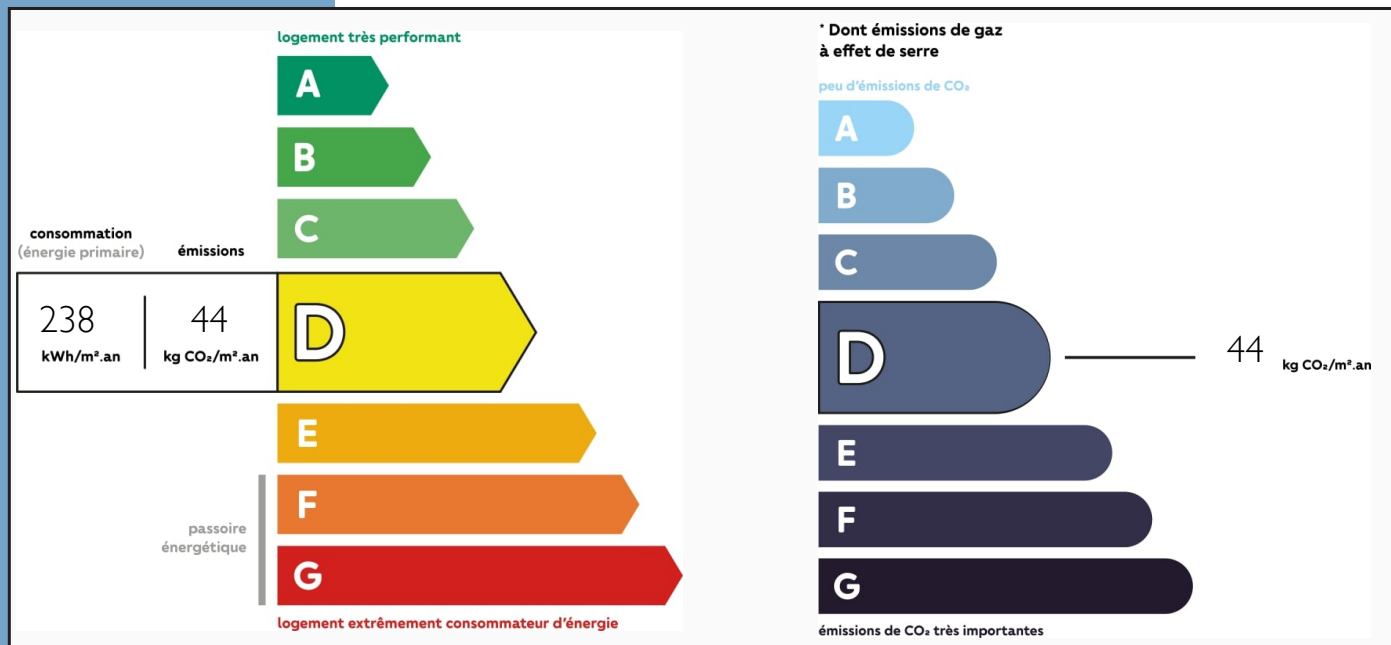
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A25288DCA06

ENERGIE-DPE



NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A25288DCA06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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