

ANTIBES – SEA VIEW, SOUTH-FACING TERRACE, POOL & PARKING – RENOVATED APARTMENT

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PROPERTY FACT FILE

REFERENCE	A41323PAK06
PRICE	€ 385,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	47 m²
LAND	11 m²
TOWN	Antibes
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Private parking, Electricity on site

*Price based on current exchange rate which is subject to change





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- Large south-facing terrace with sea view
- Quiet, secure residence with parc and pool
- Parking place, cellar, elevator
- Renovated and equiped
- Residential area close to center

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Located in a sought-after residential area of Antibes, in an exceptionally peaceful setting, this elegant, renovated 47 m² apartment enjoys a privileged environment within a secure residence with a swimming pool, set in a magnificent landscaped park of nearly 8,700 m², protected under the Antibes local urban plan (PLU). The service



DESCRIPTION

From the moment you enter, the apartment impresses with its brightness and peaceful atmosphere. The living area seamlessly extends to the outdoor space, creating a natural flow onto the terrace.

This is what makes the property truly special: the feeling of indoor-outdoor living, enjoying sunshine and sea views in complete tranquility.

Layout & Features:
Entrance hall
Separate guest WC
Bright living room (22 sqm) opening onto the terrace
Fully equipped open-plan kitchen, modern and functional
Spacious bedroom (15 sqm) with built-in wardrobe and terrace access
Contemporary shower room (5 sqm) with washing machine and dryer
Security door
Renovated with quality materials
Energy rating: Class C



Added Value:
The current layout allows for the creation of a second bedroom, guest room, or home office, a rare advantage for this type of property and an excellent opportunity to increase value or rental yield.

Outdoor Space:
Large south-facing terrace
Open views with a sea glimpse
Quiet and green surroundings



Residence:
Secure gated residence
Swimming pool
Beautiful landscaped gardens
Visitor parking available
Well-maintained and peaceful environment
Monthly charges: €200

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41323PAK06

COMPLETE FILE AND PHOTO ON REQUEST

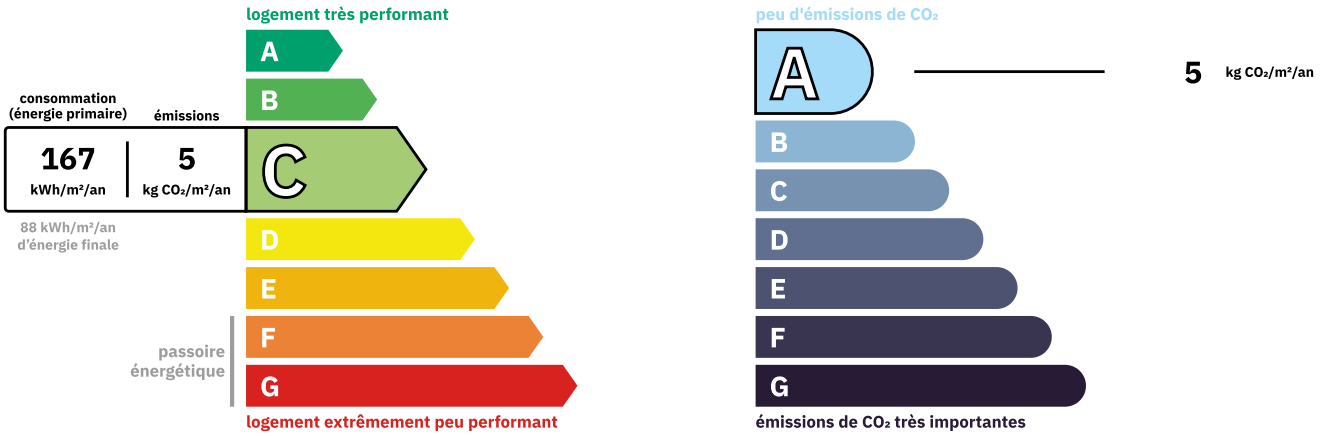
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 770 € and 1090€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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

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