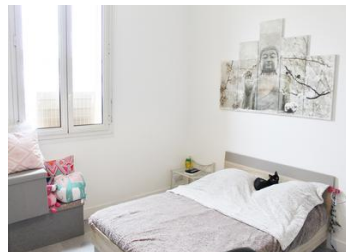
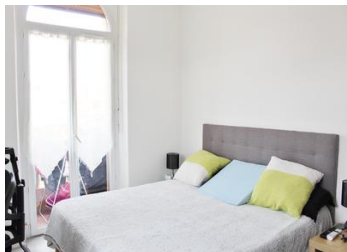


Antibes, Golfe Juan - AN AMAZING CHANCE to buy a GORGEOUS triple aspect three bedroom character apartment just 50m from the picturesque harbour at Golfe Juan....



INFORMATION

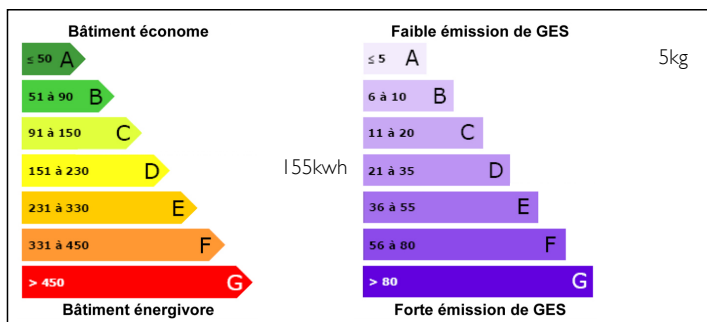
Town:	ANTIBES
Department:	Alpes Maritimes
Bed:	3
Bath:	1
Floor:	77 m2
Outside Space:	3 m2



IN BRIEF

Located on the top 3rd floor in an attractive building with a 'listed' facade & part of just 8 exclusive private apartments on three floors. In a great location just 50 m from the picturesque harbour of Golfe Juan which joins to Juan les Pins. Completely renovated and full of character. Local restaurants, bars, cafes, shops and the train station are all within a short walk. A must view quickly...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located on the top third floor of a lovely small detached building. A marble staircase leads to this private top floor apartment with just two apartments on each floor.

Inside there is a wide corridor with access to each of the rooms.

The apartment comprises of:

* LIVING ROOM [19.7 m²] - Double glazed patio doors with small juliet balcony facing East giving a glimpse of the sea and harbour to one side. Reversible air conditioning unit.

* CORNER KITCHEN [6.3 m²] - with window to the side and open to the living room. Equipped with electric hob and washing machine.

* BEDROOM 1 [15 m²] - double with juliet balcony & fitted wardrobes

* BEDROOM 2 [13 m²] - double

* BEDROOM 3 [8.8 m²] - single

All bedrooms have a feature radiator.

* BATHROOM [4.8 m²] - tiled with feature brick wall, heated towel rail, bath and shower, WC plus a window to the side.

Another lovely feature is that all ceilings are 3.2 m high giving masses of space and light. All windows have high security shutters.

There is also a cave for storage and the building itself has also been renovated recently with a new roof and decorations.

The quaint town centre of Golfe Juan is 5 minute walk and the harbour and sea front is just 50m away with sandy beaches only a little further.

Maintenance charges are very low making this apartment a tremendous investment opportunity.

LOCAL TAXES

Taxe foncière: **607 EUR**

NOTES