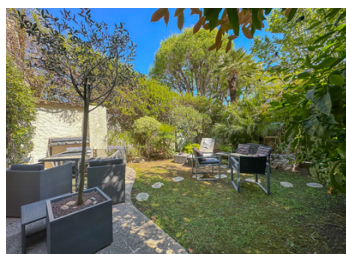


Antibes - Incredible house situated in the old town with a beautiful garden. RARE on the market!



INFORMATION

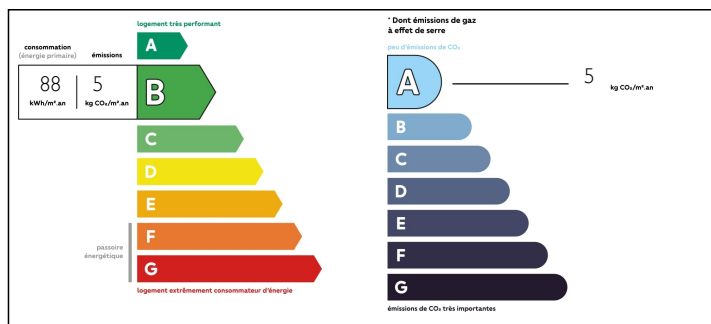
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	82 m2



IN BRIEF

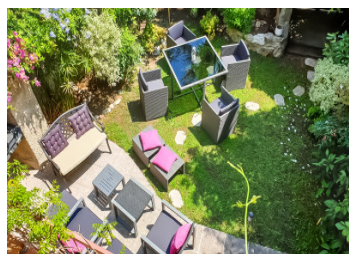
A rare opportunity to become the owner of this character house of approximately 165m2 located in the center of Antibes. This sumptuous house is spread over 3 levels with a beautiful lush garden. The house has been fully renovated while retaining original elements such as terracotta tiles, old stone floors and wooden beams. Ideal permanent or holiday home with excellent letting potential. If you are looking for a character property with a lot of charm in the center of Antibes with outdoor space, look no further!

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 in the heart of the old town of Antibes, in a quiet area, a large house of 7 rooms with a garden and terrace. It is distributed as follows:

At the entrance level: Hallway with an office on the right and the staircase on the left. In front there are a few steps leading down to the ground floor.

On the ground floor: A large and elegant living room with a mezzanine that gives access out to the garden.

On the 1st floor: A hallway, a spacious living room with fireplace, a fully equipped kitchen opening onto a terrace with stairs leading down to the beautiful garden and a guest bathroom with toilet.

On the 2nd floor: 3 beautiful bedrooms, one of which has an ensuite. There is also a bathroom and separate toilet.

RARE ON THE MARKET ! A MUST SEE!

NOTES

SURFACES AREAS (m2):

Living room 1: 25.00

Kitchen/Dining: 22.80

Living room 2 : 33.00

Master bedroom with ensuite: 22.50

Bedroom 2: 13.00

Bedroom 3: 11.00

Office: 11.00

Bathroom: 3.90

Shower room + WC: 3.30

Terrace: 9.00

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