LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41323PAK06 Price: 385 000 EUR

agency fees to be paid by the seller

ANTIBES – Sea View, South-Facing Terrace, Pool & Parking – Renovated Apartment















INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	47 m2
Outside Space:	11 m2

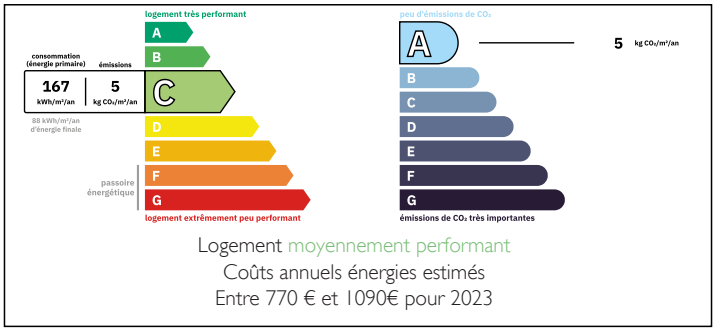
IN BRIEF

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 charges remain reasonable considering the amenities offered by the residence.

Situated on the first floor with lift access, just a few minutes from the town centre, beaches and local amenities, the apartment offers a particularly peaceful and green environment.

Filled with natural light, it features a 22 m² living room with a fully equipped open-plan kitchen, opening directly onto a pleasant 11 m² south-facing terrace with sea views.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 770 € et 1090€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**900 EUR**

NOTES

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