

Antibes Residential: Elegant 47 m Renovated Apartment – Absolute Quiet, Pool & Sea View



EXCLUSIVE

INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	47 m ²
Outside Space:	11 m ²

IN BRIEF

Located in a peaceful and sought-after residential area of Antibes, this beautifully renovated 47 sqm apartment offers an exceptional lifestyle within a secure residence featuring landscaped gardens and a swimming pool.

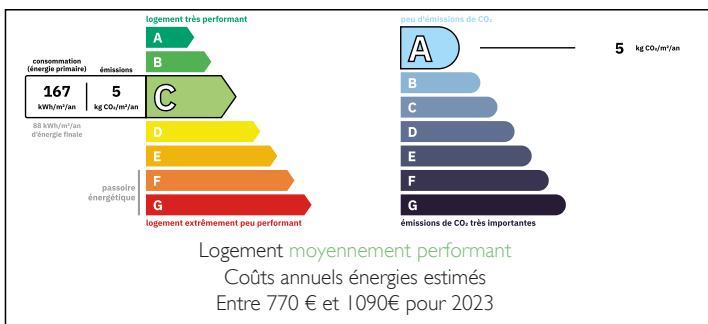
Filled with natural light, the apartment opens onto a spacious south-facing terrace with a lovely sea view, perfect for enjoying the Côte d'Azur climate all year round.

The layout also offers the possibility to create a second bedroom or home office, adding flexibility and strong investment potential.

Situated on the 1st floor with elevator access, just minutes from the town center, beaches, shops, and transport links, this property is ideal as a primary residence, holiday home, or rental investment.



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

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: €260

LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES