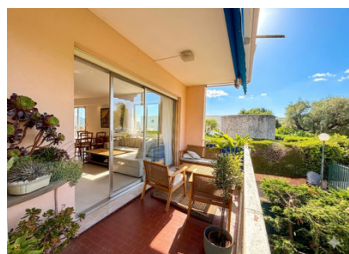


## Antibes Hidden Gem – Stunning, Sun-Drenched 3-Bedroom Apartment, Move-In Ready!



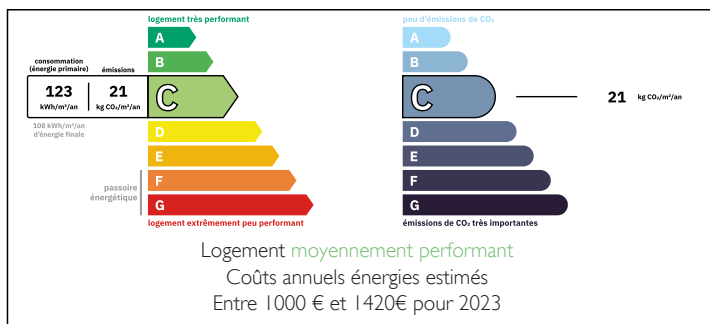
## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Antibes         |
| Department:    | Alpes-Maritimes |
| Bed:           | 3               |
| Bath:          | 1               |
| Floor:         | 89 m2           |
| Outside Space: | 20 m2           |

## IN BRIEF

Very sunny 89 m2 (947 sq ft) 3-bedroom apartment located in a quiet, peaceful neighborhood on Chemin des Basses Bréguières, Antibes. Renovated and air-conditioned, this first-floor apartment (with elevator) features a double South and West exposure, a balcony with a glimpse of the sea, and a terrace. Enjoy a seamless walk-everywhere lifestyle: shops are just 300 meters away, while the beach and train station are only 800 meters from your doorstep. Sold complete with a private lock-up garage and a large storage cellar. Situated in a secure residence currently undergoing a full facade refurbishment. Absolutely no work required—just move right in!

## 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.



## LOCAL TAXES

**Taxe foncière: 1332 EUR**

## NOTES

## DESCRIPTION

An Ideal Location :

- Shops: Just 300 meters from a Carrefour supermarket and all essential daily amenities.
- The Beach: Only 800 meters to the sea—perfect for a quick dip or a sunset stroll.
- Transport: Just 800 meters from the SNCF train station, making travel along the French Riviera (Cannes, Nice, Monaco...) effortless.

Day Area:

- A spacious, sun-drenched living room that opens seamlessly into a modern, fully equipped open-plan kitchen.
- Climate Control: Fully integrated reversible air conditioning (heating and cooling).
- Smart Home Features: Brand new connected smart roller shutters for ultimate daily comfort and security.

Night Area

- 3 bright, beautiful bedrooms, each opening directly onto the terrace.
- A highly functional, modern bathroom.
- A separate guest restroom (WC).

Outdoors & Extras

- South-Facing Side: A lovely balcony offering a pleasant glimpse of the Mediterranean Sea.
- West-Facing Side: A spacious terrace, perfect for soaking up the late-afternoon sun.
- Parking & Storage: Includes a secure, private lock-up garage (box) in the underground parking level, as well as an exceptionally large storage cellar—a rare and highly valuable asset on the coast!

The Residence / Building Details

- Gated, secure residence with intercom system and a beautifully maintained communal garden.
- Building Upgrades: Building facade refurbishment (ravalement) is currently underway and fully funded. This is a massive bonus for the future owner, ensuring a freshly renovated, modern exterior upon handover.