LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47732SST06 Price: 225 000 EUR

agency fees to be paid by the seller

Antibes, charming Riviera pied-à-terre with balcony, walk to old town & beaches

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	34 m2
Outside Space:	8 m2

IN BRIEF

This charming, move-in-ready apartment enjoys a prime central location in Antibes, perfect as a stylish pied-à-terre or holiday home on the French Riviera.

Enjoy everything on foot: the cobbled streets and restaurants of the Old Town, the Provençal market, Port Vauban and the beaches, while the sandy shores and vibrant atmosphere of Juan-les-Pins are just minutes away.

Renovated three years ago and presented in excellent condition, the apartment features a cosy living room, a kitchen, comfortable sleeping area, shower room and separate WC.
The 8 m² private balcony is ideal for breakfast or evening drinks in the Mediterranean sunshine.
Reversible air conditioning, renovated electrics, a private cellar, lift and low service charges complete this easy-to-maintain, lock-up-and-leave Riviera home.

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:	**800 EUR**

NOTES

DESCRIPTION

Enjoy the best of the French Riviera lifestyle with this beautifully maintained apartment, ideally located in the heart of Antibes. From here, everyday life can be enjoyed entirely on foot, with beaches, restaurants, cafés, shops, markets and the historic Old Town all within easy reach.

Renovated just three years ago, the apartment is presented in excellent condition and offers a warm, welcoming interior. It features a cosy 13.5 m² living room, a separate 6 m² kitchen, a comfortable and well-defined sleeping area, a shower room and separate WC.

Reversible air conditioning, installed two years ago, ensures year-round comfort.

The living space opens onto a generous 8 m² private balcony, providing the perfect spot for a morning coffee, an al fresco lunch or a relaxed evening drink in the Mediterranean climate.
A private cellar provides useful additional storage.

The apartment is located in a well-maintained residence of approximately 25 apartments with a lift and low service charges. The communal areas have recently been renovated and the building's entrance door has also been replaced.

The real highlight, however, is the location.

Antibes offers one of the most appealing lifestyles on the Côte d'Azur, combining the character of a historic Mediterranean town with the convenience of a vibrant year-round destination. Stroll through the cobbled streets of Old Antibes, shop at the famous Provençal market, enjoy its many cafés and restaurants, walk along the ramparts overlooking the Mediterranean or head down to Port Vauban and the beaches.

Just a few minutes away, Juan-les-Pins offers a different...