COLDWELL BANKER
EUROPA REALTY

Apartment Antibes 105 m²



SALE PRICE : 1 100 000 €

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France, 06000, Nice

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DESCRIPTION

Discover the perfect blend of old-world charm and modern luxury in the heart of Old Antibes.

This remarkable duplex apartment is a rare find, featuring three spacious bedrooms—each with its own ensuite bathroom and WC—ensuring privacy and comfort for all. The expansive 40 m² open-plan living and dining area is anchored by a striking fireplace and seamlessly integrates a fully equipped kitchen, creating an inviting atmosphere for both relaxation and entertaining.

Meticulously renovated in 2023 with premium materials, this residence elegantly marries timeless authenticity with contemporary flair. Exposed stone walls and original wooden beams infuse the space with unique character, while high-end finishes provide a touch of sophistication.

A luminous office, a generous walk-in closet, and a sunny 17 m² terrace add to the apartment's appeal, offering an ideal retreat in the heart of the city.

Additional highlights include full air conditioning throughout, a 35 m² cellar for extra storage, and the option to acquire a double garage nearby—rare in this coveted neighborhood.

With excellent rental yields and a prime location, this property is an outstanding opportunity for both lifestyle buyers and savvy investors.

Monthly charges: €200
Agency fees included, paid by the seller.

For full details on any potential risks related to this property, visit: https://georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	105.0 m²	Property tax:	€305.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 189

Greenhouse gas emissions (GHG) index: B 6

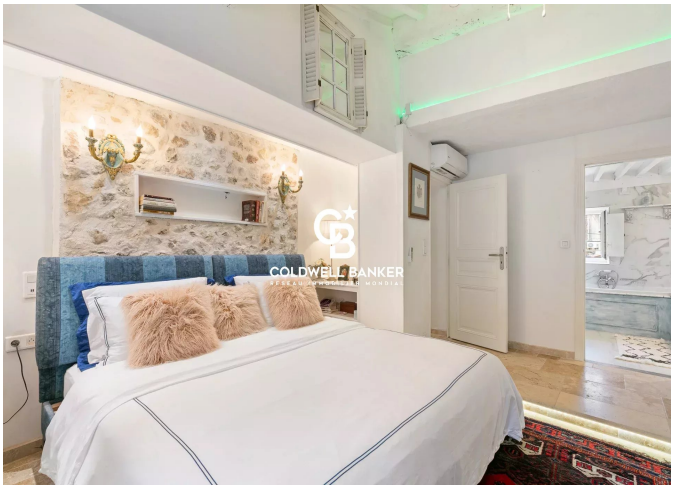
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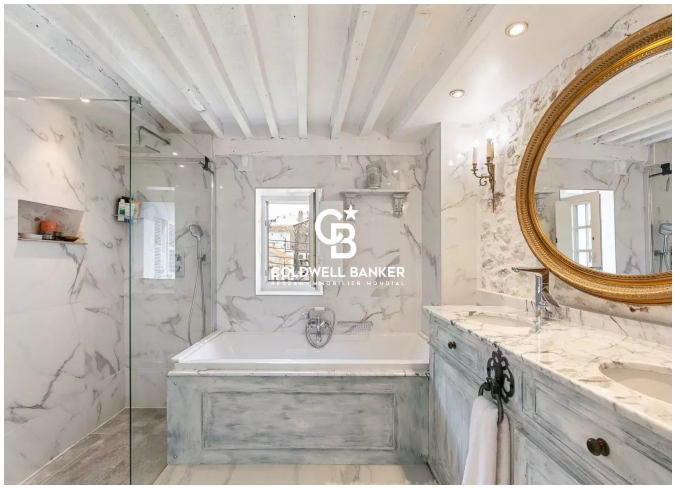
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