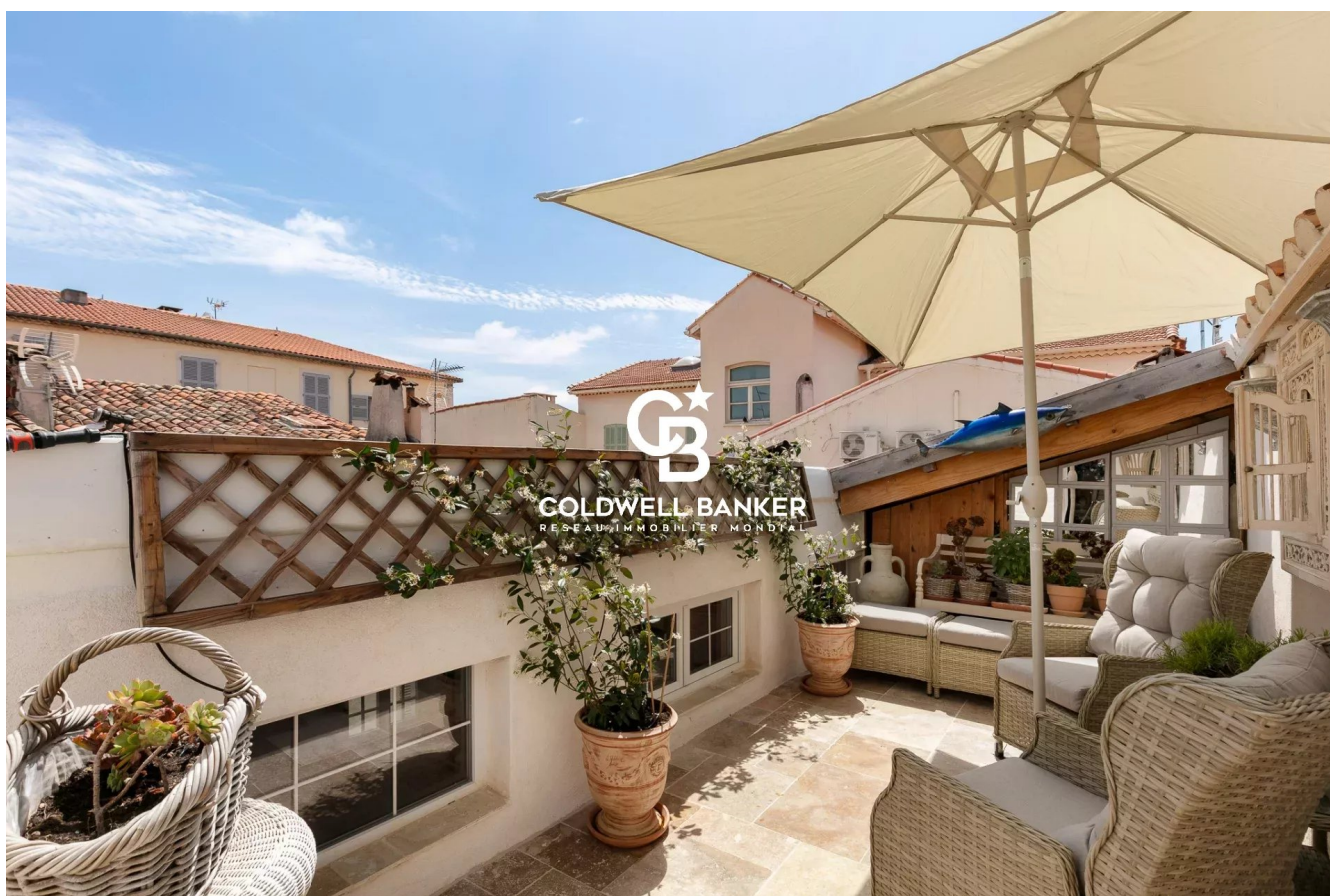


Appartement Antibes 105 m<sup>2</sup>

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PRIX DE VENTE : 1 395 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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>

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	105.0 m <sup>2</sup>	Taxe foncière :	€305.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

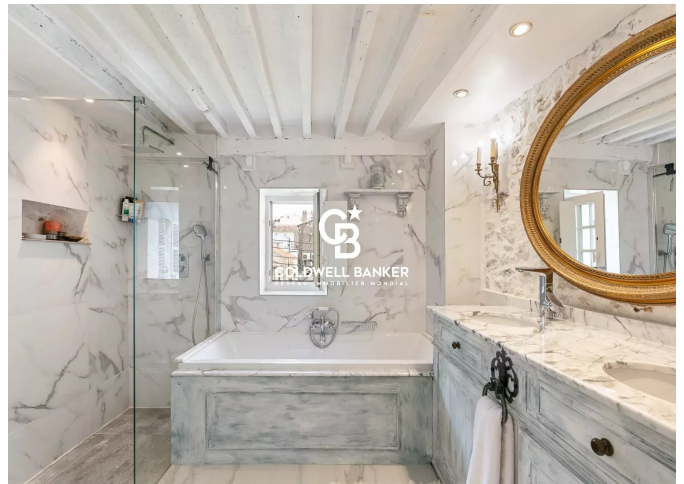
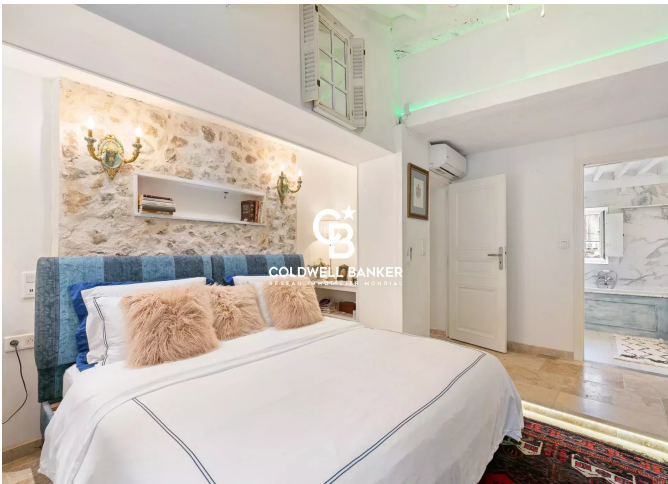
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 189

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
**EUROPA REALTY**



11 rue Chauvain  
France, 06000, Nice



TÉL : +33493852932  
[standingrealty@coldwellbanker.fr](mailto:standingrealty@coldwellbanker.fr)