COLDWELL BANKER
EUROPA REALTY

House Antibes 132 m²




SALE PRICE : 2 500 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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## DESCRIPTION

Charming Villa Within Walking Distance of La Salis Beach
Located in the highly sought-after La Salis area of Cap d'Antibes, this charming villa enjoys a privileged and exceptionally peaceful setting, with the beach at the end of the street and Antibes' renowned Provençal market just a 15-minute walk away.
The property offers three bedrooms and three bathrooms. The main house features two bedrooms, each with its own bathroom, complemented by an independent studio with a private bathroom, ideal for welcoming family and guests in complete privacy.
The inviting, easy-to-maintain garden features a heated 10 x 4 metre swimming pool, an outdoor dining area with barbecue, as well as a private putting green.
Fully air-conditioned and equipped with solar panels, the villa underwent a complete renovation in 2018.
A private parking space completes the property.
A rare opportunity in this sought-after location, offering a true walkable lifestyle combining tranquillity, proximity to the beach and the unique charm of Cap d'Antibes. An ideal property as either a primary residence or a second home.
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 132.76 m² | Number of rooms: | 5 rooms |
| Number of bedrooms: | 3 bedrooms | | | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 109

Greenhouse gas emissions (GHG) index: A 4

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