COLDWELL BANKER
EUROPA REALTY

House Antibes 160 m²



SALE PRICE : 1 995 000 €

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DESCRIPTION

Located on the highly sought-after western side of Cap d'Antibes, just 100 metres from the seafront, this single-storey villa enjoys a privileged setting within a private and secure estate, in a peaceful residential environment.

Set on a flat, beautifully landscaped plot of 988 sqm, the property offers an idyllic setting in which to fully embrace the Mediterranean lifestyle, just a short stroll from the beaches.

Offering 159 sqm of living space (Carrez Law), the villa features a welcoming living and dining area opening onto a bright veranda, a separate kitchen, three bedrooms, a bathroom and a shower room.

At the rear of the property, two adjoining studios, each with its own private bathroom, complete the accommodation. This versatile layout provides a total of five sleeping areas and four bathrooms or shower rooms, making it ideal for welcoming family and friends while ensuring everyone's privacy and independence.

Outside, the landscaped garden and its 8 × 4 metre swimming pool invite you to enjoy long, sun-filled days on the French Riviera, surrounded by greenery in a peaceful and secluded setting.

A secure enclosed garage, two additional parking spaces and a spacious 44 sqm cellar provide valuable additional space.

While the property would benefit from modernisation, it offers remarkable potential for enhancement. Its single-storey design, level grounds and generous spaces provide an excellent opportunity to create a bespoke residence in one of the most desirable locations on Cap d'Antibes.

Just moments from the Mediterranean, this villa combines increasingly rare advantages: the luxury of having the sea and beaches within walking distance, the tranquillity of a private estate and the opportunity to create a home that truly reflects your personal style.

An exceptional location, perfectly suited as either a primary residence or a family holiday home on the French Riviera.

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

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FEATURES

Property type:	House	Area:	160.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 205

Greenhouse gas emissions (GHG) index: D 42

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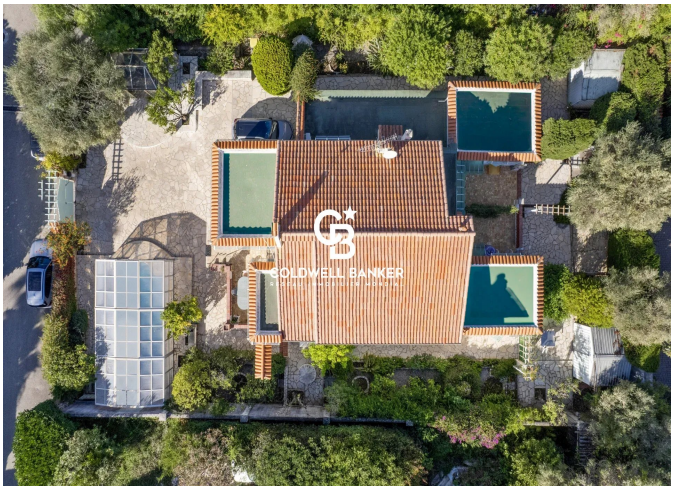



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