COLDWELL BANKER
EUROPA REALTY

House Antibes 165 m²



SALE PRICE : 2 950 000 €

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DESCRIPTION

Located in the heart of Cap d'Antibes, this charming property enjoys a beautiful sea view, in a highly sought-after residential setting.

With a living area of approximately 165 sqm, the villa features an entrance leading to a bright double reception room, extended by a dining area and several terraces, offering a seamless connection between indoor and outdoor living while making the most of the surrounding views. An independent kitchen completes this level, with direct access to a second terrace.

The property benefits from all orientations, ensuring sunlight throughout the day and an excellent quality of life, with outdoor spaces arranged around the villa.

Upstairs, the night area comprises four bedrooms, two of which enjoy panoramic sea views from the terrace, along with a bathroom and a shower room.

Set on landscaped grounds of approximately 1,000 sqm, the property features a well-maintained garden and a beautiful recently renovated 10 x 5 metre swimming pool.

A garage and a large basement of approximately 100 sqm complete the property, offering great potential for further development, including the possibility of creating a wine cellar. Several additional parking spaces are also available.

A charming property in a prime location, offering a privileged lifestyle on the French Riviera.

Agency fees payable by the seller.
Information on potential 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:	165.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 219

Greenhouse gas emissions (GHG) index: B 7

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