COLDWELL BANKER
EUROPA REALTY

House Antibes 260 m²



SALE PRICE : 3 590 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

On the highly sought-after western side of Cap d'Antibes, just a short stroll from the beaches and Port Gallice, this elegant villa offers the rare privilege of combining tranquillity, privacy and the quintessential Mediterranean lifestyle.

Nestled within beautifully landscaped grounds of 962 sqm, the property offers approximately 260 sqm of interior space. Its generous proportions and five bedrooms make it an ideal retreat for welcoming family and friends in an exceptional setting.

The garden level features three en-suite bedrooms, each opening onto the terraces and garden. Upstairs, a bright and inviting living room with a fireplace extends into a charming enclosed veranda, offering glimpses of the Mediterranean Sea. A fully equipped kitchen and two additional bedrooms complete this level.

Outside, the property reveals a true haven of relaxation: a 12-metre heated swimming pool, sun-drenched terraces, a fully equipped pool house and a separate 22 sqm fitness room. Every space has been designed to embrace the exceptional climate and effortless lifestyle of the French Riviera.

A garage, additional parking spaces and an attic offering further potential for conversion complete the property.

Ready to enjoy immediately, the villa also offers its future owners the opportunity to personalise the interiors to reflect their own tastes and lifestyle.

Here, true luxury lies in life's simple pleasures: walking to the sea, spending long sun-filled days by the pool, and returning to the tranquillity of your private garden in one of the most prestigious locations on the French Riviera.

A charming property, perfectly suited to enjoying the unique lifestyle of Cap d'Antibes throughout the seasons.

Agency fees payable by the seller.

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

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	260.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

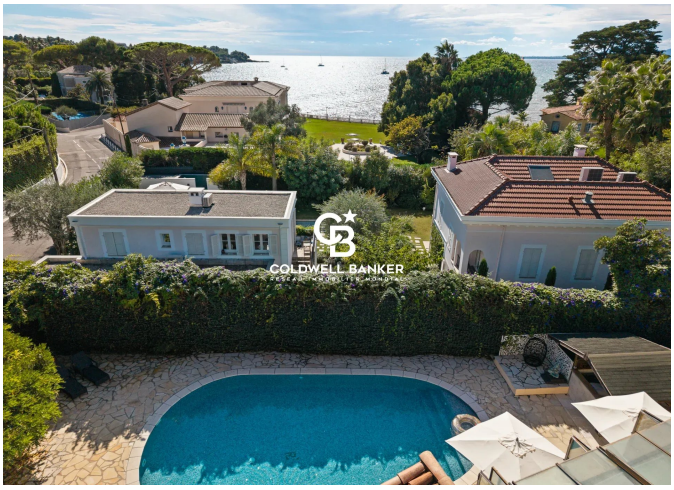
Energy performance diagnosis (EPD): D 230

Greenhouse gas emissions (GHG) index: D 44

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr