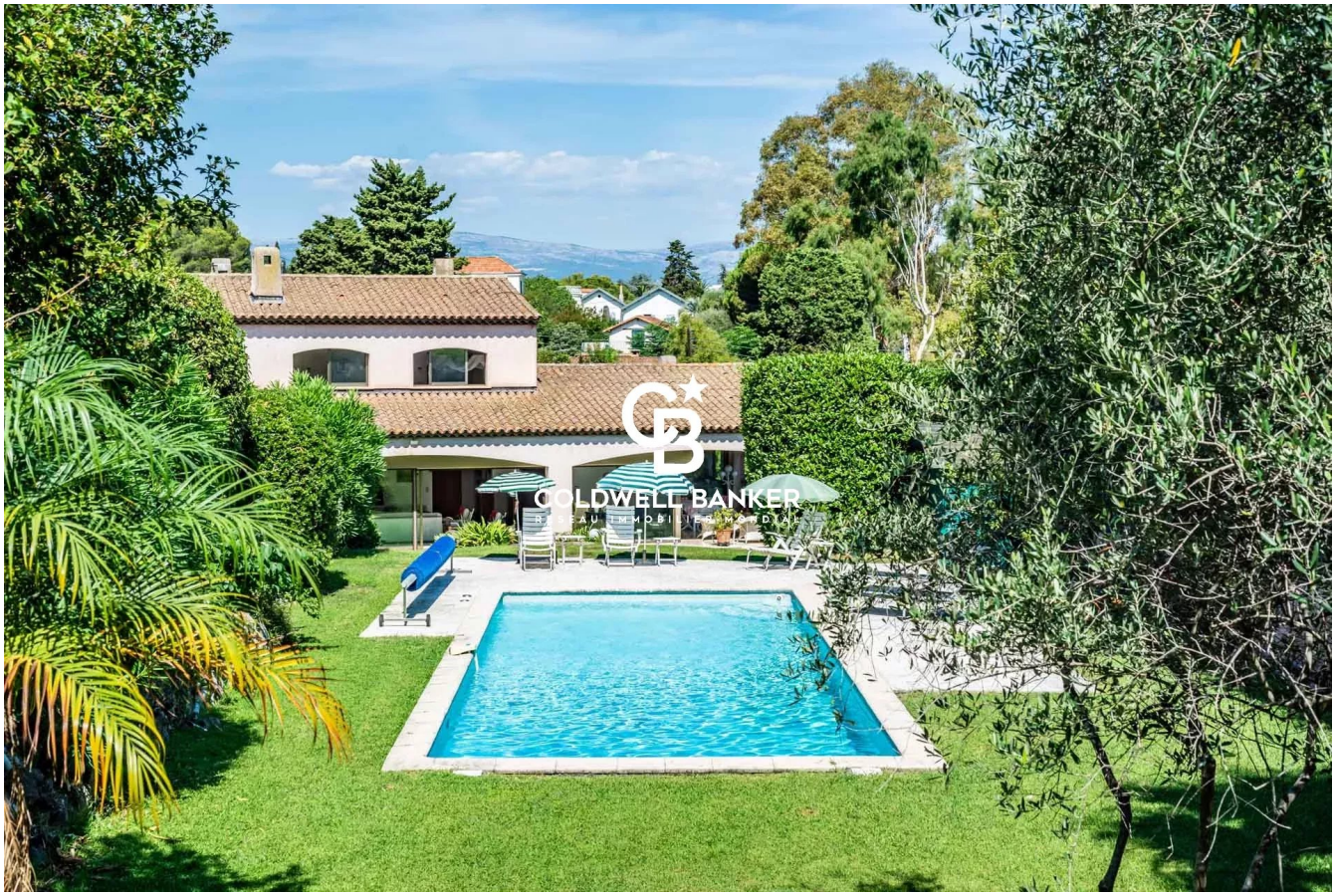
COLDWELL BANKER
EUROPA REALTY

House Antibes 280 m²



SALE PRICE : 3 050 000 €

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DESCRIPTION

Set on a 2,929 sqm plot, sheltered from view, this 278 sqm Provençal villa unfolds within a carefully maintained setting, halfway between the beaches and the town centre.
The reception level centres on a vast living and dining room, fully open to the garden through large sliding bay windows, extending onto a covered arcaded terrace — a natural invitation to outdoor living. Two ground-floor bedrooms with bathroom, dressing room and guest WC complete this level. A separate kitchen opens to the outside. Upstairs, three en-suite bedrooms.
The garden, structured across two levels connected by a stone staircase, features expansive lawns bordered by sculpted hedges and Mediterranean species. The pool of generous length sits naturally within the landscape, as if placed at the heart of the lawn.
The cottage, built in the 1930s with independent access, offers a living room-kitchen, two bedrooms and a bathroom, with its own parking area. Garage with multiple parking spaces, cellar and storage rooms complete the amenities.

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FEATURES

Property type:	House	Area:	280.0 m²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	7 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): C 173

Greenhouse gas emissions (GHG) index: A 5

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