COLDWELL BANKER
EUROPA REALTY

House Antibes 250 m²



SALE PRICE : 2 500 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Set within a secure gated domain, this fully renovated contemporary villa enjoys a ▬▬▬ and private environment, surrounded by greenery and without overlooking, just 500 metres from the sandy beaches.

Built on a flat landscaped plot of approximately 1,000 sqm, the property benefits from a south-facing exposure, offering excellent natural light throughout the day.

With a total surface of approximately 250 sqm, the villa stands out for the quality of its finishes and its generous volumes, featuring a cathedral-style living room filled with natural light, extended by a high-end fully equipped open-plan kitchen, a study area and a lounge space, all opening onto the terrace and garden.

Upstairs, three en-suite bedrooms, including a spacious master suite with balcony and bespoke walk-in wardrobe, offer comfort and privacy.

On the garden level, a bedroom with shower room, a second bedroom currently being completed, a laundry room, and an additional space that can be converted into a games room or fitness area complete the property.

The outdoor areas offer generous spaces with a large terrace, a 13 x 4 m saltwater swimming pool, and a carefully landscaped garden in a green and peaceful setting.

A garage, a carport and several additional parking spaces (up to five vehicles) complete the property.

Located just 7 minutes from Cannes and 10 minutes from Cap d'Antibes, this property benefits from a prime location and well-appointed features.

Fees payable by the seller
Property tax: €1,753/year

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:	250.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 80

Greenhouse gas emissions (GHG) index: B 8

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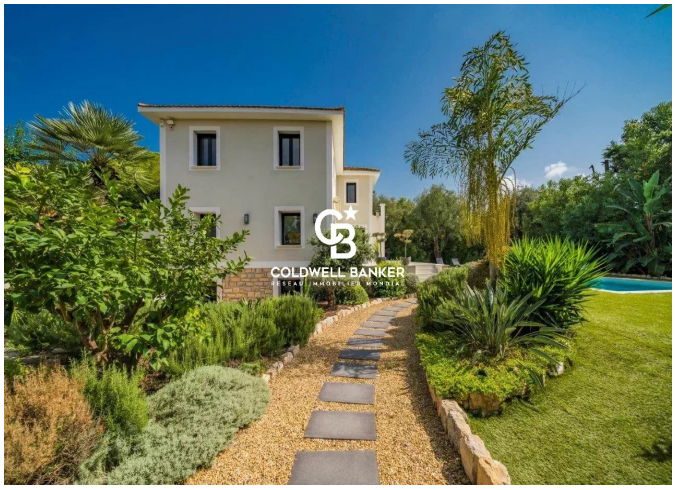
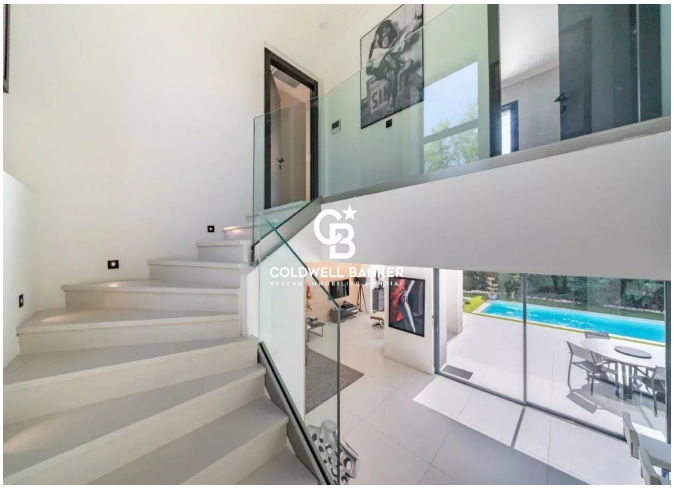




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