COLDWELL BANKER
EUROPA REALTY

House Antibes 112 m²



SALE PRICE : 875 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Located in a highly sought-after residential area of Antibes, at the end of a peaceful cul-de-sac, this refined single-story villa of approx. 112 sq.m offers a perfect blend of modern comfort and high-end finishes. Ideally situated, it offers convenient access to Sophia-Antipolis, major highways, top schools, and local amenities.

Completely renovated using premium materials, the house opens onto a bright and spacious 58.5 sq.m living area, featuring an inviting entrance hall, a cozy living room with a wood-burning stove, and a fully equipped open-plan kitchen. The living space seamlessly flows onto a sun-drenched South-West facing terrace and landscaped garden, complete with a traditional salt-water swimming pool (3 x 6 m).

The accommodation includes two comfortable bedrooms, two bath/shower rooms (one with bathtub and toilet), a separate guest toilet, and a dedicated laundry room.

An independent studio — pre-fitted for a kitchenette and shower room — provides versatile possibilities: guest suite, home office, fitness room, or rental income potential.

A large 27.5 sq.m garage with an automated door and external parking complement this exceptional property.

Key Features:
Reversible air conditioning, aluminum double glazing, brand-new roof, facades, plumbing, electrical system, and pool, all covered by 10-year builder warranties and certificates of compliance.

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FEATURES

Property type:	House	Area:	112.0 m²	Property tax:	€903.00
Number of rooms:	3 rooms	Number of bedrooms:	3 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): B 78

Greenhouse gas emissions (GHG) index: A 2

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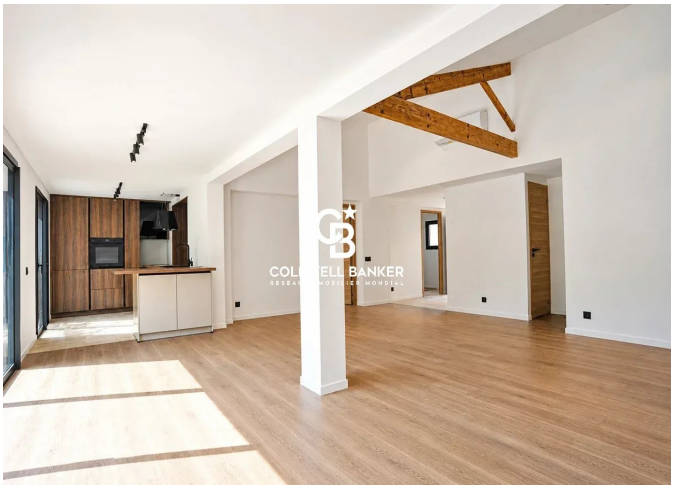

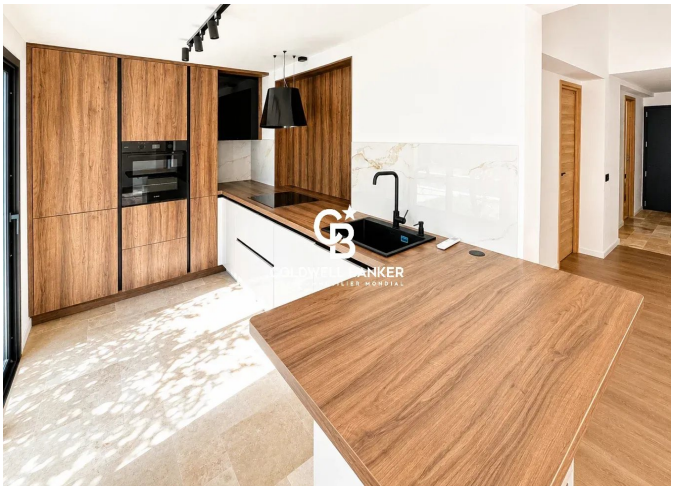

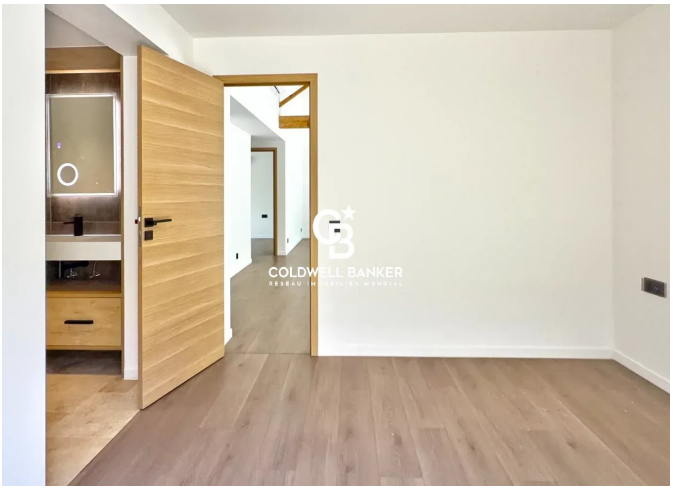

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