COLDWELL BANKER
EUROPA REALTY

House Antibes 176 m²



SALE PRICE : 990 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Discover an elegant villa ideally located on the heights of the prestigious Roubion district in Antibes, near Cannes. Here, time seems to slow down, enchanted by the sweet scent of the landscaped garden and the golden Mediterranean sunlight. From the moment you enter, you will be captivated by the warm atmosphere of this residence, offering a story of conviviality and comfort.

On the ground floor, the spacious living room is centered around a welcoming fireplace, while the open kitchen invites you to share precious moments with family or friends. The covered patio provides a direct view of the swimming pool, a true oasis during long summer days.

Upstairs, two bedrooms and a bathroom await peaceful dreams, each ensuring perfect privacy. A third bedroom with its own bathroom, ideally located on the ground floor, is perfect for accommodating parents or guests. Under the side terrace, an independent 80 m² apartment with 2 bedrooms and 2 bathrooms offers excellent space for family, friends, or generating additional rental income.

The terraced garden, southwest-facing, promises delightful strolls beneath trees or joyful meals on the spacious sunny terrace. Here, each evening becomes magical, accompanied by the whispers of the wind in the trees and the unique gentle lifestyle of the Côte d'Azur.

This property invites you to fully experience the Mediterranean dream in a peaceful and privileged setting in Antibes, just moments away from the excitement of Cannes.

Monthly charges: €12
Property tax: €1,962
Fees payable by the seller

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

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FEATURES

Property type:	House	Area:	176.2 m²	Number of rooms:	10 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 205

Greenhouse gas emissions (GHG) index: B 6

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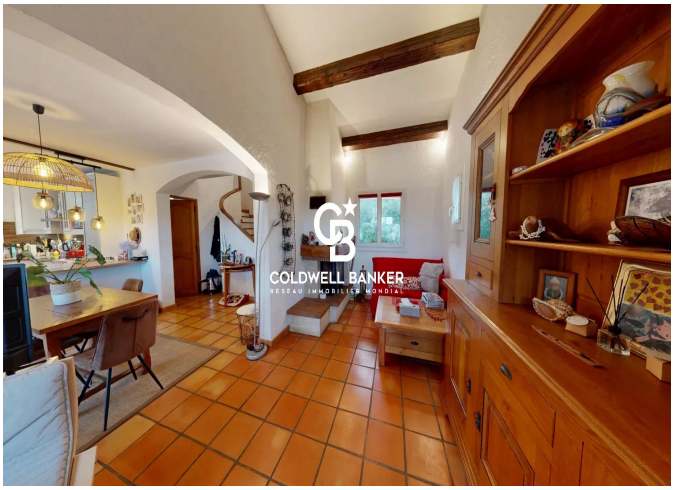



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