

Maison Antibes 150 m<sup>2</sup>

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PRIX DE VENTE : 3 200 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## DESCRIPTION

Ideally located in the most sought-after area of Cap d'Antibes, close to the prestigious Avenue Bacon, this elegant Neo-Florentine-inspired villa enjoys stunning sea views and an exceptionally privileged residential setting.

Bathed in sunshine from morning until evening, the property stands on a magnificent flat and landscaped plot of 1,425 m<sup>2</sup>. At the heart of the garden, a large swimming pool with its sun deck invites relaxation, surrounded by lush lawns and beautifully maintained vegetation.

Spread over two levels, the villa offers generous living spaces including a bright living room opening onto the outdoors, a welcoming dining room, a fully equipped independent kitchen, and four comfortable bedrooms with built-in wardrobes. The sleeping area is complemented by two bathrooms, one shower room, a guest toilet, a laundry room, and ample storage space.

Fully air-conditioned and fitted with electric roller shutters throughout, this property is distinguished by its absolute tranquility, excellent comfort, and easy access. Several parking spaces complete the amenities.

A rare address in Cap d'Antibes, ideal as either a primary residence or a holiday home, offering an exclusive lifestyle combining elegance, serenity, and the Mediterranean art of living.

Agency fees payable by the seller.

Information regarding the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	150.0 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

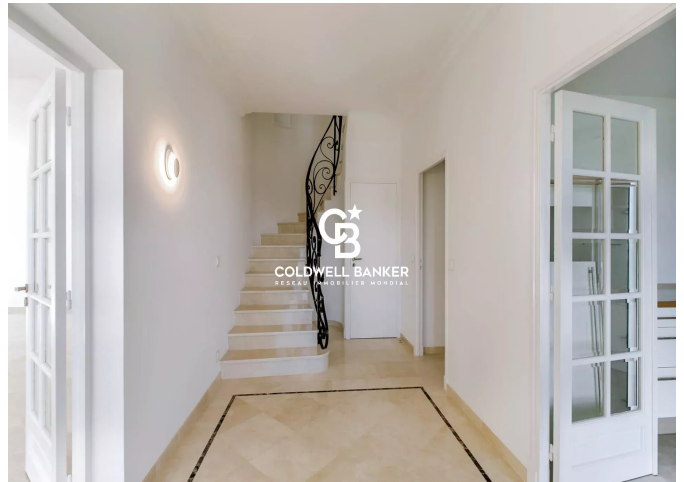
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 205

Indice d'émission de gaz à effet de serre (GES) : B 8



**COLDWELL BANKER**  
**EUROPA REALTY**



11 rue Chauvain  
France, 06000, Nice



TÉL : +33493852932  
[standingrealty@coldwellbanker.fr](mailto:standingrealty@coldwellbanker.fr)