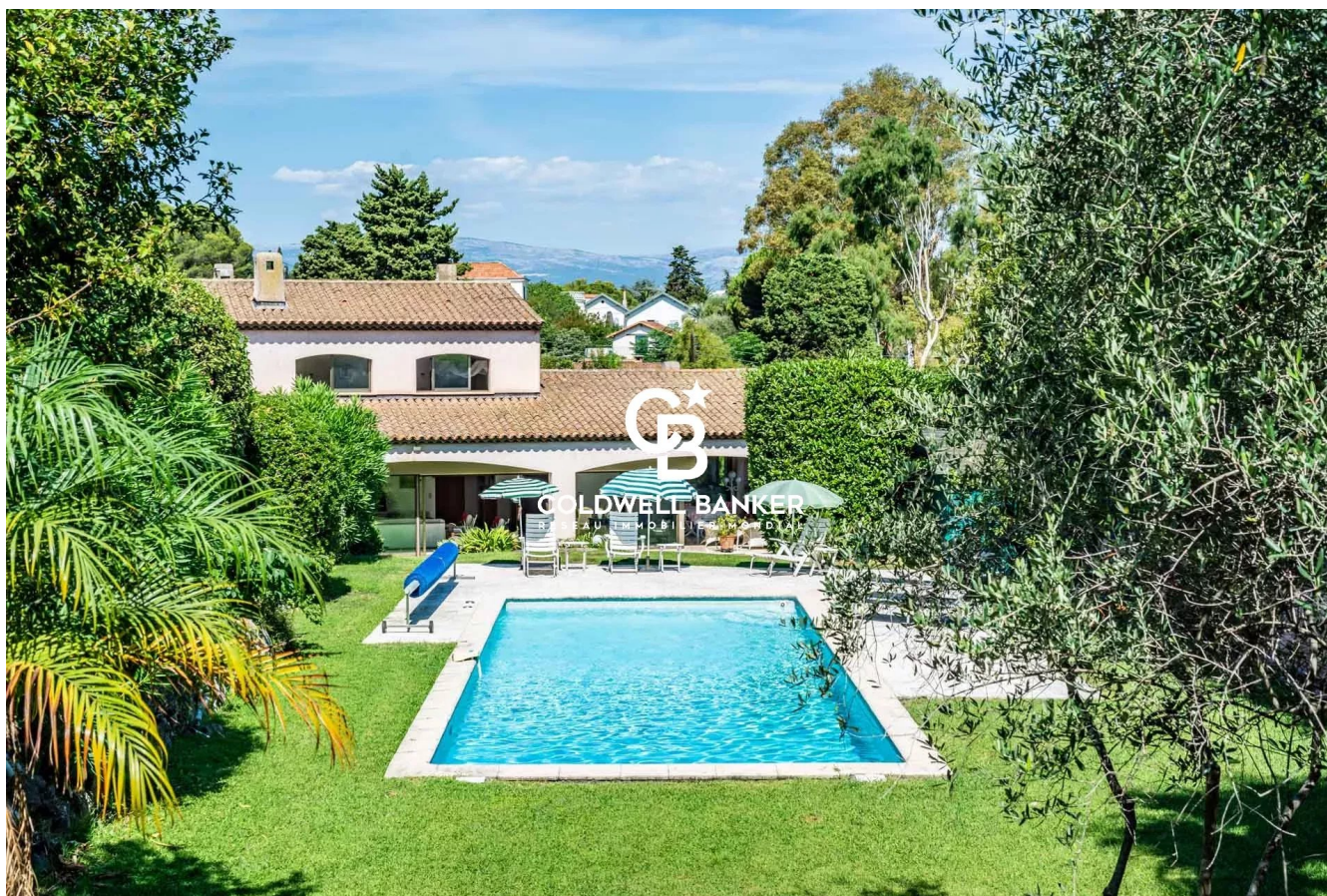


Maison Antibes 280 m²



PRIX DE VENTE : 3 050 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

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.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	Taxe foncière :	€4.00
NB de pièces :	9 rooms	NB de chambres :	7 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 173

Indice d'émission de gaz à effet de serre (GES) : A 5



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