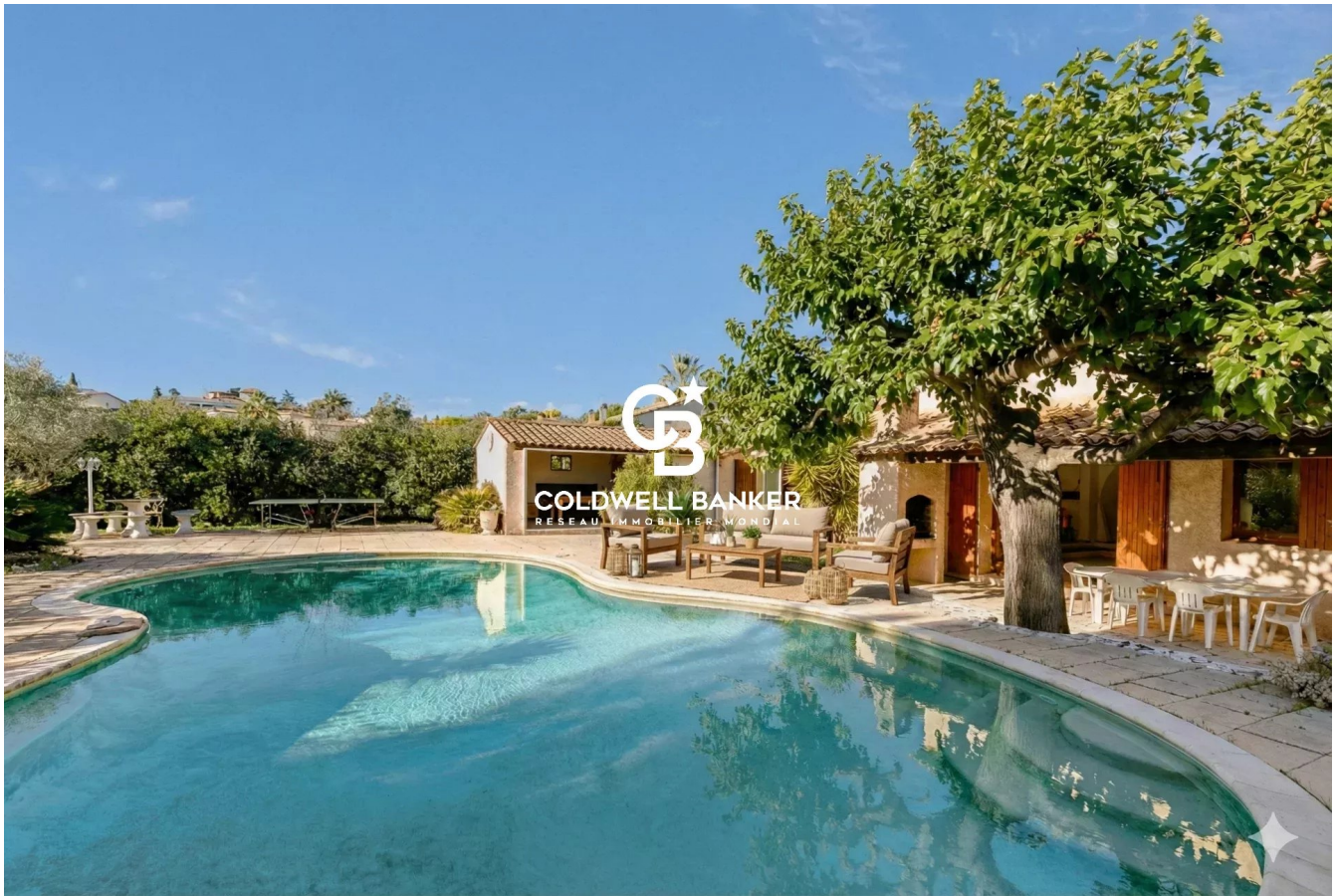


Maison Antibes 210 m²



SALE PRICE : 1 490 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

Located in Antibes East, within immediate proximity of the beaches, this detached villa offers approximately 210 sqm of living space, including an independent one-bedroom apartment, set on a 1,525 sqm plot surrounded by greenery.

The house enjoys a south-facing exposure and benefits from excellent natural light. It features a spacious living area with a fireplace, an open-plan kitchen, all extended by a mezzanine, as well as a ground-floor bedroom.

Upstairs, the sleeping area comprises three bedrooms, one of which opens onto a terrace overlooking the trees.

Outside, a large sun-filled terrace, a free-form swimming pool, and a pool house with a billiard table provide ideal spaces for relaxation and entertaining.

The property also includes several outbuildings, an attached garage, and the possibility to park multiple vehicles within the property.

A property offering generous volumes, a green setting and walking distance to the sea, suitable as both a primary residence or a second home.

FEATURES

Property type:	Maison	Area:	210.0 m ²	Property tax:	€2.00
Number of rooms:	6 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): D 218

Greenhouse gas emissions (GHG) index: B 7

