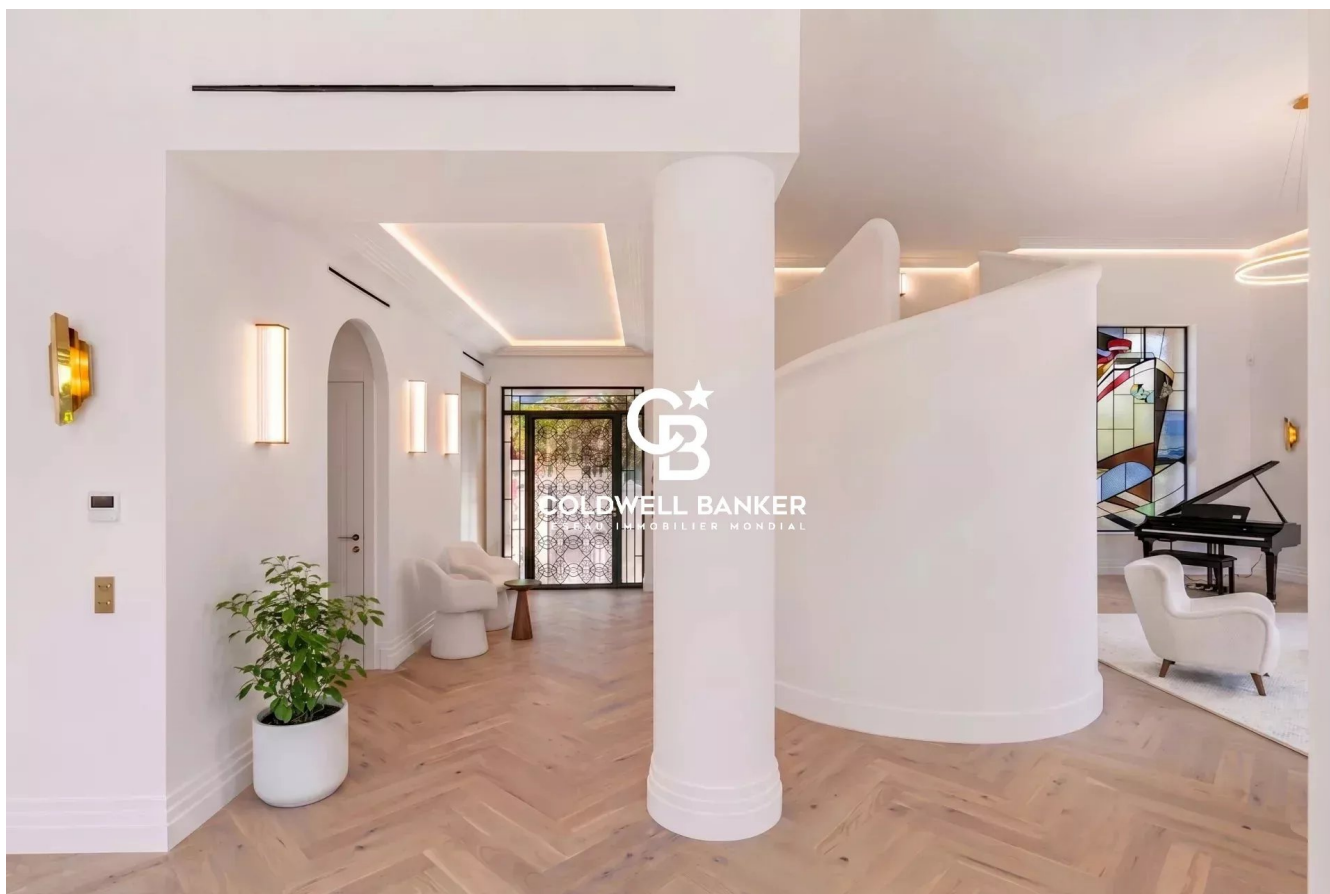


Maison Antibes 280 m²



PRIX DE VENTE : 6 200 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

In the heart of the prestigious Garoupe district, on the highly sought-after Cap d'Antibes, this fully renovated 1930s Art Deco villa is set in a discreet, peaceful and privileged environment, just a few minutes from the beaches.

Offering approximately 255 sqm of living space, the property immediately captivates with its architectural elegance, generous volumes and the outstanding quality of its renovation. A true centrepiece of the home, a historic 1924 stained-glass window of spectacular dimensions — 2 metres by 3 metres — brings character, light and uniqueness to this rare address.

The villa offers four comfortable bedrooms, each with its own private shower room, as well as contemporary amenities designed to provide absolute everyday comfort. The finishes, inspired by the Art Deco spirit, combine refinement, modernity and timeless elegance.

Outside, the wooden rooftop terrace of approximately 150 sqm forms an exceptional living space. Arranged over three levels and enhanced by a swimming pool, it offers a spectacular setting for entertaining, relaxing and enjoying a panoramic sea view of rare beauty.

An interior garage of 24 sqm also completes this property.

A subtle blend of heritage, contemporary elegance and Mediterranean art de vivre, this unique villa represents a rare opportunity in one of the most sought-after areas of the Côte d'Azur.

Seller's fees payable by the seller

Property tax: €2,551

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	Taxe foncière :	€2.00
NB de pièces :	8 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

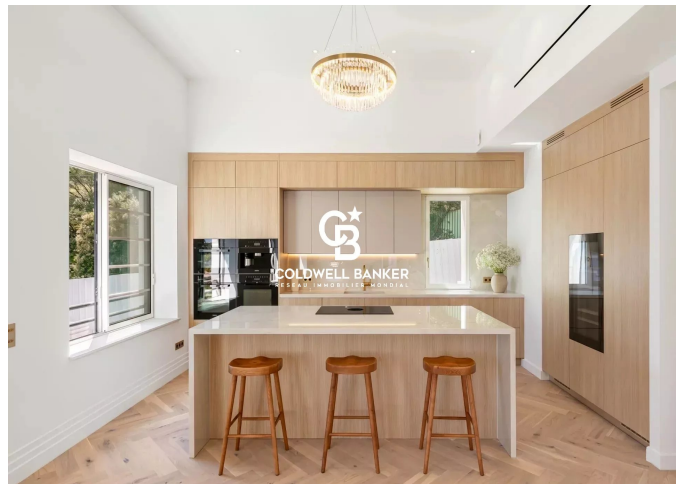
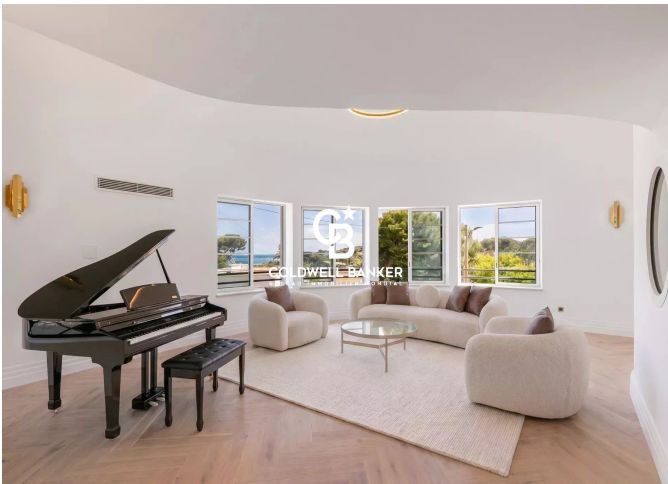
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 65

Indice d'émission de gaz à effet de serre (GES) : A 2



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr