

Maison Antibes 247 m<sup>2</sup>

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PRIX DE VENTE : 3 600 000 €

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EXCLUSIVITÉ

## DESCRIPTION

### EXCLUSIVE.

Cap d'Antibes. This magnificent villa of 247 sq.m with lovely sea view on a flat plot of 1450m<sup>2</sup> is located in a quiet area a few minutes walk from the sandy beach.

It's composed :

On the main level

there is an entrance hall, a living room with fireplace, a dining room and a fully equipped semi-open kitchen.

Which overlook a 45 m<sup>2</sup> terrace with sea view and a staircase that leads to the garden and the swimming pool.

also two children's bedrooms, with their own bathrooms and dressing . Guest toilets.

Upstairs there's an office on the mezzanine with a lovely sea view.

At garden level:

3 en-suite bedrooms including a master bedroom with a dressing and direct access to the garden and swimming pool.

TV room, laundry room, and lots of storage.

The villa was completely renovated a few years ago with high quality materials.

Floor heating, air conditioning, alarm.

A beautiful pergola, a laundry room and a garage with direct access to the house complete this property.

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

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	247.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

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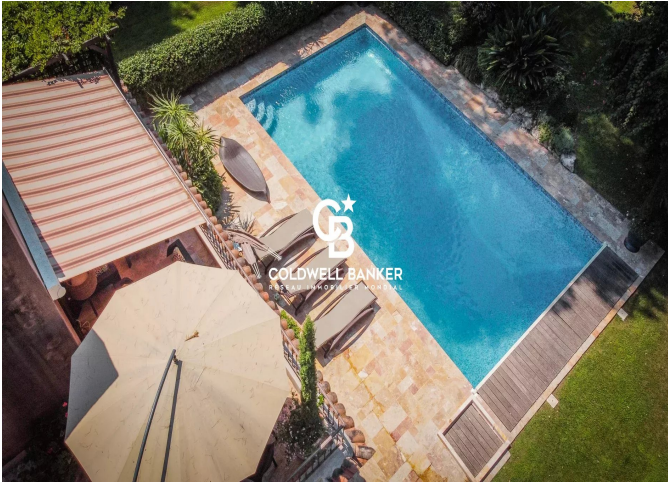
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 165

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



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