

## Antibes Individual 3 bedroom house with swimming pool and parking



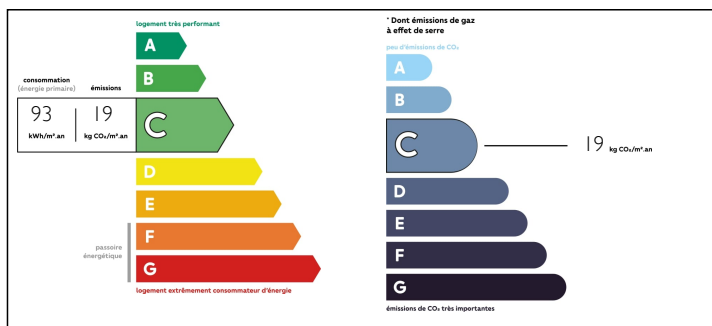
## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	300 m2

## IN BRIEF

Back to sale after loan refusal. In this townhouse, you will have the privilege of hearing the birds singing while being perfectly connected to the city center of Antibes, Sophia Antipolis, Cannes, and Nice. This unique location offers a perfect blend of the serenity of the surrounding nature and easy access to vibrant urban destinations, all within a 5-minute drive to the beaches, schools, and shops.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 980 EUR**

## NOTES

## DESCRIPTION

Discover this charming individual 4-room townhouse located in Antibes, within a green and welcoming small residential area. With its 102m<sup>2</sup>, it will captivate you with its soothing colors, beautiful landscaped garden, an above-ground pool, and a spacious south-facing terrace.

Both the garden and the residential area provide ample parking spaces, ensuring convenience for you and your guests. You will be delighted to find that this house requires no renovations, as it has been tastefully decorated and is ready for you to move in upon your arrival.

As you enter the ground floor, you will be greeted by a spacious 35m<sup>2</sup> living-dining room, filled with natural light and opening onto a fully equipped kitchen. A 10m<sup>2</sup> laundry room, ideal for storage, as well as a bathroom with a WC and two closets, complete this space.

Upstairs, accessed via an elegant staircase, you will discover two bedrooms with storage and a slight view of the sea. A third bedroom, a large closet, and a bathroom with a WC complete this level.

The house is equipped with air conditioning, ensuring your comfort throughout the year.

Don't miss this unique opportunity to own a house that combines charm, functionality, and a privileged location in Antibes. Get ready to create cherished memories in this Provençal haven surrounded by greenery, yet close to all amenities.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>