

## Antibes - Old town house with private terrace



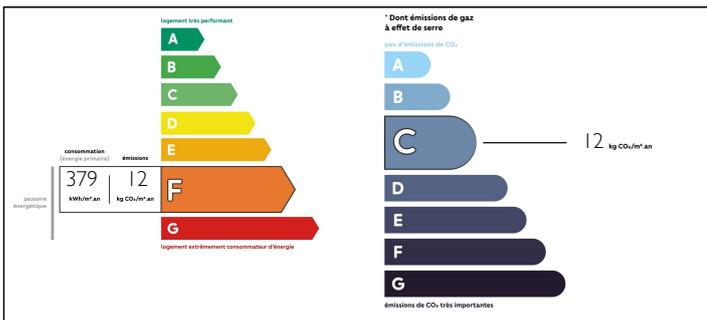
## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	43 m2

## IN BRIEF

A charming house located in the heart of the historical center of the old town of Antibes with three bedrooms, two bathrooms, and a large pleasant terrace with a summer kitchen.

## 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.



## DESCRIPTION

An old village house built around 1800, of character, fully restored, raised of a :

- first floor: two bedrooms, two bathrooms equipped with a vanity unit with mirror, lights, towel radiator and toilet, a dressing room, a laundry room, three storage closets
- second floor: a fully equipped kitchen opening onto a dining room with a built-in dresser, a living room opening onto a beautiful flowered terrace (very rare in the historic center), a closed pergola with a fully equipped summer kitchen
- second floor: a mezzanine bedroom open to the living room.

Close to restaurants, cafes, shops, theaters, the multiplex cinema, and shopping in the new Via Marena.

3 minutes by foot: the Port Vauban, the Place Nationale, the Esplanade, and the parking Pré aux Pêcheurs, La Gravette beach.

10 minutes on foot: the SNCF-TGV station and the exchange center (bus lines: Cannes, Grasse, Nice-international airport,...)

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

## NOTES