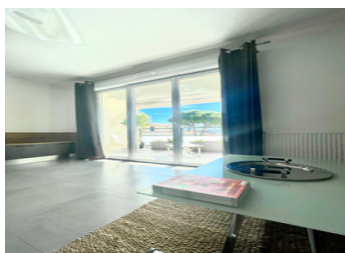


2-room apartment in Antibes - 54m2 one bedroom, 8m2 terrace, private parking and swimming pool.



## INFORMATION

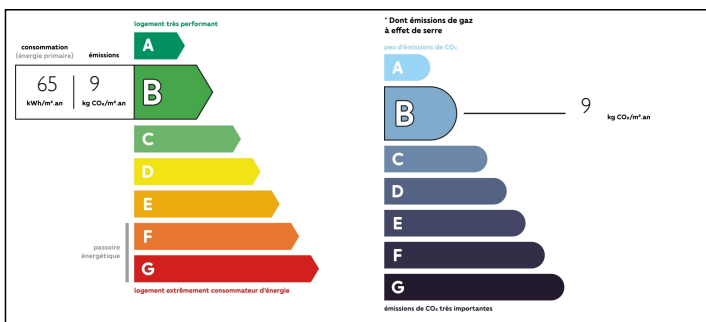
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	44.16 m2
Outside Space:	8 m2



## IN BRIEF

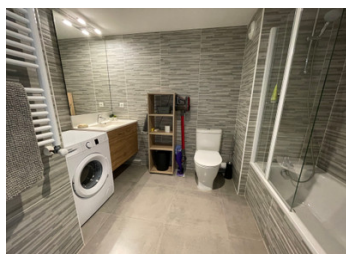
This charming 2 room apartment in Antibes offers 54 m2 of space with a bedroom, a terrace, and a parking space, located on the 2nd floor with an east orientation. The different parts include: Entrance: 4.00 m, Living room + kitchen: 22.12 m<sup>2</sup>, Bedroom + Cupboard: 12.56 m<sup>2</sup>, Bathroom + W.C.: 5.48 m<sup>2</sup>. Total living space of 44.16 m<sup>2</sup>, with a terrace of 7.85 m<sup>2</sup>, giving a total surface area of 52.01 m<sup>2</sup>. In addition, the building was recently constructed in 2017, so its finishes are state-of-the-art. The building has a swimming pool and very few neighbors. Enjoy a peaceful residential area close to the Exflora natural park and a few minutes from the sea on foot. Right in front of the building is the cycle path. Ideal location a few steps from shops and public transport. An opportunity not to be missed for an exceptional quality of life.

## 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

Very sought after residence. Discover this superb apartment located in a quiet and very convenient area, a few minutes walk from the beach, the supermarket, gym, public transport, natural parks, cycle paths, and only 21 minutes by car from the Nice international airport. Ideally located.

Residence recently built in 2017. Only three floors and 14 apartments. Swimming pool, private covered and secure parking and, as an added bonus, visitor parking inside the residence.

The apartment has excellent distribution, good lighting, east orientation, high-end finishes, fitted wardrobes, central air conditioning, gas heating and kitchen and electrical appliances all nine.

Upon entering, you are greeted by an entrance hall that strategically distributes the social areas, bathroom and bedroom, maintaining the necessary privacy. The spaces are spacious and well lit. The living room, dining room and kitchen are all integrated, extending onto a terrace that can be integrated by opening the large windows.

The apartment has a parking space located on the ground floor, covered and secure. There is also space to store bicycles.

The location is truly enviable, by car you can reach Sophia Antipolis in just 11 minutes, Cannes in 16 minutes and the center of Nice in 35 minutes.

Ideal apartment for a couple, a man or a single woman. Even as an investment, since in this area apartments for rent are very sought after.

Take advantage of this opportunity because it is difficult to find apartments in these conditions in this area.

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Information about risks to which this property is exposed...

## NOTES