

742 000 €

**Buying villa**

**5 rooms**

**Surface : 136 m²**

**Surface of the living : 35 m²**

**Surface of the land : 690 m²**

**Year of construction : 1965**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : Tiling**

**Features :**

pool, air conditioning, Bedroom on ground floor, Utility room

4 bedrooms

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

30/06/2025 - Prix T.T.C



### Villa 780 Antibes

**ANTIBES - La Badine - EXCLUSIVE** In the heart of a residential area, this pretty Provençal villa built in 1965 is full of charm. The main part, all on one level and totaling 95m², is currently arranged in 3 rooms but could easily be reorganized into 4 rooms if necessary. In the semi-basement: 2 additional bedrooms, a kitchen, a toilet and a shower room, as well as a boiler room, a cellar and a storeroom. The 690m² plot is planted with beautiful fruit trees and has a swimming pool (to be restored). With some work, the potential this house offers will delight a family looking to enjoy a pleasant living environment and easy-to-live-in accommodation. Parking for 3 cars (including a garage) is no problem. An authentic house! Living area: 138.88m² - Exclusive mandate N.780

General informations :

742 000 € agency fees 5,66% à the responsibility of the buyer included

