

749 000 €

**Buying house**

**5 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 1372 m<sup>2</sup>**

**Year of construction : 1958**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : Tiling**

**Features :**

Studio indépendant, Laundry room,  
Workroom, Jacuzzi, Gazébo neuf,  
Chambres de plain-pied, Double Glazing,  
garage, Laundry room, Chalet bois

**Energy class (dpe) : C**

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

Document non contractuel

17/06/2025 - Prix T.T.C



### House 25/2244 Antibes

Antibes – Single-story detached house with large plot and quality fittings In a sought-after residential area of Antibes, just minutes from access to Sophia Antipolis and the motorway and shops, this 81m<sup>2</sup> single-story\* detached house with a separate 22.90m<sup>2</sup> studio combines old-world charm with modern comfort. Tastefully renovated, this house is in excellent condition. Facing west, the house benefits from beautiful light and opens onto a vast terrace with jacuzzi and a convivial area of 18m<sup>2</sup> under a new gazebo, which can accommodate around twenty people. The living area, measuring over 44 m<sup>2</sup>, includes a comfortable lounge and a fully equipped, modern open-plan kitchen. The bedrooms, also on one level, each feature a fully fitted closet, double glazing, and reversible air conditioning, ensuring optimal comfort. Located on a wooded plot of 1371 m<sup>2</sup>, the property includes numerous additional spaces: – an independent studio of 22.90 m<sup>2</sup> with shower room, – a 12 m<sup>2</sup> wooden chalet (office or spare room), – a laundry room of 11.60 m<sup>2</sup> which could allow an extension of the accommodation, – a 9.20 m<sup>2</sup> workshop, – a double garage of 27.50 m<sup>2</sup>, – several parking spaces. A charming house, ideal for a family or a second home, in a green setting. \*3 steps

