

## Price on request

### Buying house

**Surface of the living :** 50 m<sup>2</sup>

**Year of construction :** 2006

**Exposition :** Sud

**View :** Dégagée

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** exceptional

**Couverture :** Tiling

### Features :

pool, Fireplace, Bedroom on ground floor,

Double Glazing, Automatic Watering,

Laundry room, Automatic gate, Calm

3 bedrooms

2 terraces

1 bathroom

1 shower

3 WC

2 garages

6 parkings

**Energy class (dpe) :** B

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

Document non contractuel

31/01/2026 - Prix T.T.C



## House 3037 Antibes

Discover this stunning 195 m<sup>2</sup> property close to shops and the sea, set on a beautifully landscaped and meticulously maintained 2500 m<sup>2</sup> plot. Combining modern comfort, outstanding energy efficiency, and tranquility, this 2006 villa was fully refreshed in 2025. Main Advantages: • Energy Performance: Rated B in the energy diagnosis, fitted with a heat pump, underfloor heating, full reversible air conditioning (new in 2025), and double glazing. • Living Space: A bright 50 m<sup>2</sup> living room with a fireplace, complemented by a separate kitchen and a practical laundry room. • Outbuilding: A 27 m<sup>2</sup> studio with the same high-quality features (currently rented for €800/month), perfect as an investment or to host guests in privacy. Interior Layout: • Ground Floor: Entrance, spacious living room, laundry room, guest WC, kitchen, and a master suite for comfortable single-level living. • Upper Floor: An open-plan office area serving 2 large bedrooms and a bathroom with WC. These rooms open onto a huge corner terrace with a lovely partial sea view. Outdoors and Facilities: • Pool Area: 9x4 m pool secured by an electric rolling cover. • Parking: Exceptional capacity for 10 to 12 vehicles on the property, with 4 immediate spots (2 covered) requiring no maneuvers. • Technical & Security

