

462 000 €

**For sale apartment**

**3 rooms**

**Surface : 65 m²**

**Year of construction : 2002**

**Exposition : Sud ouest**

**View : Sans vis à vis**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Building condition : Restoration done**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, pool

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

#### Legal information

462 000 € fees included

5,00% VAT of fees paid by the buyer (440 000 € without fees), well condominium(114 lots in the condominium), annual current expenses 3 000 €(250 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),



## Apartment 2996 Antibes

Just steps from downtown, in a secure and perfectly quiet residence, this stunning 65 m² ground-floor apartment impresses with its space, brightness, and exceptional private garden. Main features: 3 rooms with windows on both sides, all open to the outdoors Spacious terrace extended by a beautiful garden of over 200 m², enjoying triple exposure. Ample built-in storage: entrance, kitchen, hallway, bedrooms. Secure and well-maintained residence, facade renovated in 2025. Underground garage with automated door, practical and secure. Highlights: Absolute calm, no overlooking neighbors Tree-filled garden, perfect for outdoor meals or relaxing moments Immediate proximity to shops, schools, and transportation Ideal for family living or a pied-à-terre A rare find on the market, a must-see!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 900 and 1300 € (reference year 2023)  
Document non contractuel - 31/08/2025

