

1 890 000 €

**For sale house**

**Surface of the living :** 50 m²

**Year of construction :** 2006

**Exposition :** Sud

**View :** Dégagée

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** Exceptionnel

**Couverture :** tiles

**Features :**

pool, fireplace, Bedroom on ground floor, double glazing, Arrosage automatique, Buanderie, Portail automatique, calm

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

2 garage

6 parkings

#### Legal information

1 890 000 € fees included

5,00% VAT of fees paid by the buyer (1 800 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 3037 Antibes

Discover this stunning 195 m² property close to shops and the sea, set on a beautifully landscaped and meticulously maintained 2500 m² 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 m² living room with a fireplace, complemented by a separate kitchen and a practical laundry room. • Outbuilding: A 27 m² 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...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1600 and 2100 € (reference year 2025)  
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