

1 890 000 €**For sale house****Surface : 195 m²****Surface of the living : 50 m²****Surface of the land : 2500 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

4 bedroom

2 terraces

2 bathrooms

2 showers

4 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.

**House 3037 Antibes**

Discover this stunning 195 m² south-facing property close to shops and the sea, nestled on a beautifully maintained 2,500 m² landscaped plot. Combining modern comfort, outstanding energy performance, and tranquility, this 2006 villa was completely refreshed in 2025. The Key Features: • Energy Performance: Rated DPE B, equipped 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) completes this property, ideal for investment or hosting guests in privacy. Interior Layout: • Ground Floor: Entrance, large living room, laundry, guest WC, kitchen, and a master suite for convenient single-level living. • Upper Floor: An open-plan office space serving 2 spacious bedrooms and a...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1600 and 2100 € (reference year 2025)
Document non contractuel - 05/02/2026

**Lavernhe Immobilier - 117 Boulevard du Président Wilson - 06160 Juan-les-Pins****Tél. +33(0)4 93 61 95 55 - contact@lavernhe.immo - www.immojuan.com****RCS Antibes B 442 205 829 - Code NAF 6831Z - SIRET 442 205 829 00025 - Document non contractuel**