

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](http://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)  
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