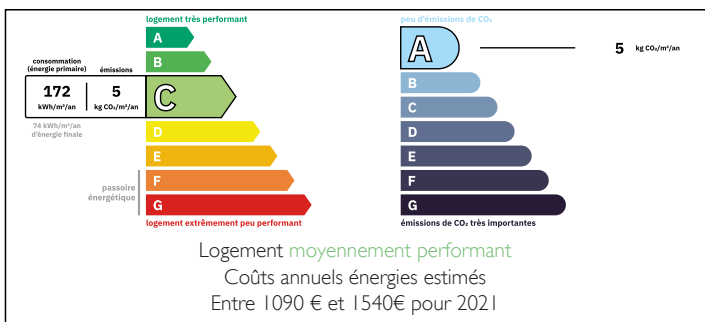


Antibes - Charming House in the Heart of Antibes Old Town – Ideal Location with Terrace and Summer Kitchen

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	43 m2

IN BRIEF

This delightful house is perfectly situated in the heart of the historic center of Antibes, offering a rare opportunity to live amidst the town's rich history and vibrant atmosphere. Featuring three spacious bedrooms and two bathrooms, the home combines comfort with traditional Provençal charm.

One of the standout features of this property is the large, pleasant terrace, ideal for outdoor living and entertaining. Complete with a summer kitchen, it's the perfect spot for alfresco dining, enjoying the Mediterranean climate, and soaking in the lively energy of Antibes.

Whether you're strolling through the cobbled streets, visiting the Picasso Museum, or exploring the nearby beaches, this charming home offers a prime location to experience all that Antibes has to offer. Perfect for both year-round living or as a stylish vacation retreat, this property invites you to enjoy

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1 136 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully restored village house, dating back to around 1800, perfectly blends historic character with modern elegance. Situated in the vibrant historic center of Antibes, it offers a unique opportunity to enjoy the charm of old-world architecture with all the comforts of contemporary living.

First Floor:

- Two spacious bedrooms
- Two stylish bathrooms, each equipped with a vanity unit, mirror, lights, towel radiator, and toilet
- A dressing room and a laundry room
- Three practical storage closets, provide ample space for all your needs

Second Floor:

- A fully equipped kitchen, which opens onto a dining room with a built-in dresser, offering both functionality and character
- A cozy living room, leads out onto a stunning terrace – a rare find in the historic center, providing a peaceful outdoor retreat
- A closed pergola with a fully equipped summer kitchen, ideal for entertaining or relaxing in style

Third Floor:

- A mezzanine bedroom, open to the living room below, offers a sense of spaciousness and an inviting atmosphere

Location Highlights:

- Situated just a short stroll from an array of restaurants, cafes, shops, theaters, and the new Via Marenda shopping area
- Only 3 minutes on foot to Port Vauban, Place Nationale, Esplanade, and the Pré aux Pêcheurs parking area
- A 5-minute walk to La Gravette Beach, perfect for a day by the sea
- Just 10 minutes on foot to the SNCF-TGV station and the exchange center (with bus lines to Cannes, Grasse, Nice, and the international airport)