

## 3-bedroom apartment, last floor with sea-view, swimming pool and garage

### EXCLUSIVE



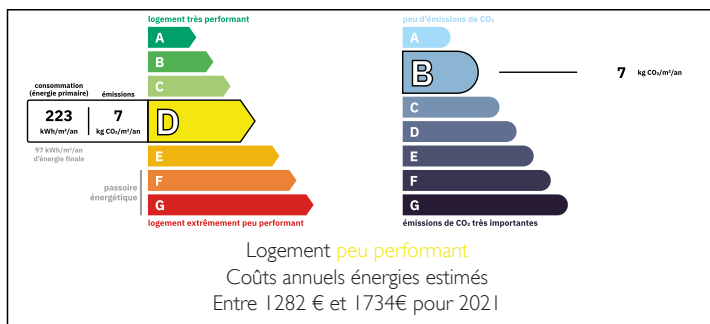
### INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	92 m2
Outside Space:	22 m2

### IN BRIEF

Under compromis de vente. Sunny 3-bedroom apartment with a large terrace and sea view, on the fourth and top floor. Located in a residential neighborhood close to the center and Mont Saint Jean School. This apartment offers a comfortable lifestyle in a quiet and highly sought-after residence with large green spaces and a well-maintained pool, accessible all year round.

### ENERGY - DPE



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: 1470 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

You'll enjoy:

- A generous space of 92 sqm, 3 bedrooms, and 2 bathrooms
- Panoramic sea views from the terrace, living room, and kitchen
- A large terrace with its barbecue integrated
- A south/north traversing layout with mountains view from all bedrooms
- A human-sized residence with swimming pool, outdoor park, and petanque court
- A private underground garage with plenty of outdoor parking spaces, ideal for hosting your guests
- A sought-after location, in immediate proximity to schools and the center of Antibes

The detailed dimensions of the rooms are:

Entrance: 9.050 m<sup>2</sup>

Hallway: 4.750 m<sup>2</sup>

Bedroom 1: 10.410 m<sup>2</sup>

Bedroom 2: 9.230 m<sup>2</sup>

Bedroom 3: 13.850 m<sup>2</sup>

Bathroom: 4.590 m<sup>2</sup>

Shower room/WC: 3.440 m<sup>2</sup>

WC: 0.940 m<sup>2</sup>

Living room: 25.140 m<sup>2</sup>

Kitchen: 11.180 m<sup>2</sup>

Annexes :

Basement cave: 3.000 m<sup>2</sup>

Basement garage: 14.000 m<sup>2</sup>

Terrace: 19.500 m<sup>2</sup>

Enclosed loggia: 2.500 m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>