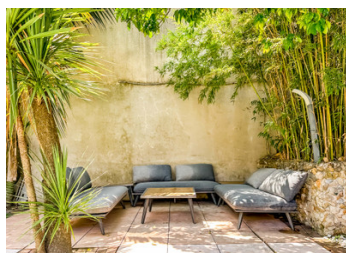


## Old Town Antibes Treasure – House Quietly Nestled Near the Port & Beaches, Meticulously Renovated with a Pool



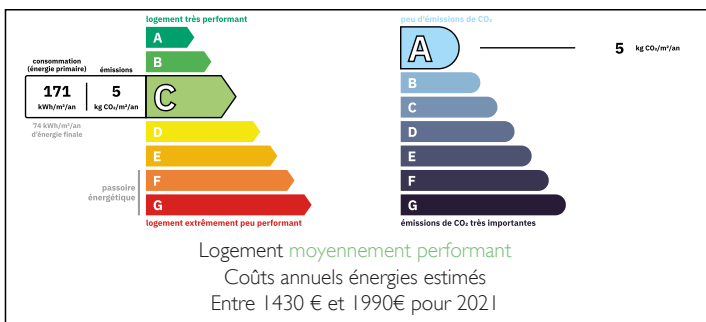
## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	138 m2
Plot Size:	200 m2

## IN BRIEF

Discover this stunning, fully renovated home offering approximately 140 m<sup>2</sup> of living space and a 200 m<sup>2</sup> garden with a private pool, ideally located in the heart of Old Town Antibes, just steps from the iconic Ramparts, the port and sandy beaches, yet tucked away in complete tranquility — a rare find in such a sought-after location. A true haven combining historic charm with modern comfort, perfect for enjoying the Mediterranean lifestyle 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.



## DESCRIPTION

On the entrance/garden level, you will find a large living/dining room, an open-plan fitted kitchen, a study room, a large games room or guest bedroom, a bathroom/shower/laundry room, and a guest WC. The kitchen and living room open onto a terrace and a large garden with a swimming pool (rare in the area). On the 1st floor, there are 4 bedrooms and a shower room/WC. The house features reversible air conditioning and double glazing throughout. Fully restored in 2023 with high-quality materials and equipment.

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

## LOCAL TAXES

Taxe foncière: 1141 EUR

Taxe habitation: EUR

## NOTES