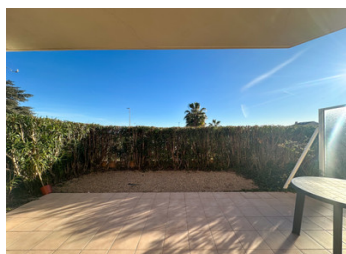


## Antibes Val Claret - 1.5 bedroom garden apartment

EXCLUSIVE



## INFORMATION

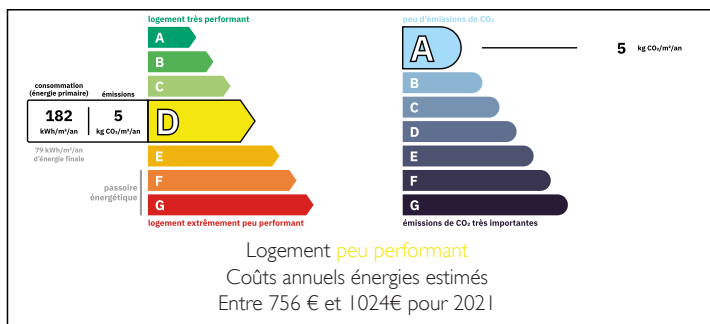
|                |                   |
|----------------|-------------------|
| Town:          | Antibes           |
| Department:    | Alpes-Maritimes   |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 48 m <sup>2</sup> |
| Outside Space: | 80 m <sup>2</sup> |

## IN BRIEF

Garden apartment in Val Claret Antibes.

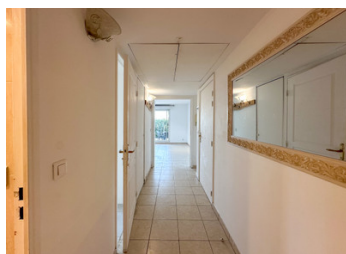
Discover this superb 48 m<sup>2</sup> garden-floor apartment. It offers a bright living room with an open-plan fitted kitchen, opening onto a lovely spacious terrace and private garden of over 40 m<sup>2</sup>, guaranteeing calm and serenity.

## 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

This lovely garden apartment, located in a secure residence of the sought-after area of Val Claret in Antibes, offers comfortable living space. It is perfectly suited for year-round living or as a holiday retreat. This property features:

- One bedroom – with ample natural light and built-in storage.
- Second room/ child's bedroom or office space (6m2)
- Open-plan living area – a welcoming space for relaxation and entertaining, with direct access to a private outdoor terrace and garden.
- Fully equipped kitchen
- Private terrace and garden – perfect for outdoor dining, relaxing, or enjoying the Mediterranean climate.
- Swimming pool – a shared feature of the residence, providing a refreshing escape during the warmer months.
- Garage and parking space – private, secure parking for your convenience.

Located in a peaceful yet well-connected neighborhood, this apartment is just a short distance from the beautiful beaches, local shops, restaurants, public transport and the vibrant town of Antibes. Whether you're looking for a permanent residence or a holiday home on the French Riviera, this property offers both comfort and convenience. Annual charges: Approx €3000 (including cold water)

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Co-owned building of 3 units  
Provisional annual charges: 3140€

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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:   | 1062 EUR |
| Taxe habitation: | EUR      |

## NOTES