

**GORGEOUS 2 bed apartment in THE premium domain in Juan les Pins with pool, tennis, parking. Not to be missed.**



## INFORMATION

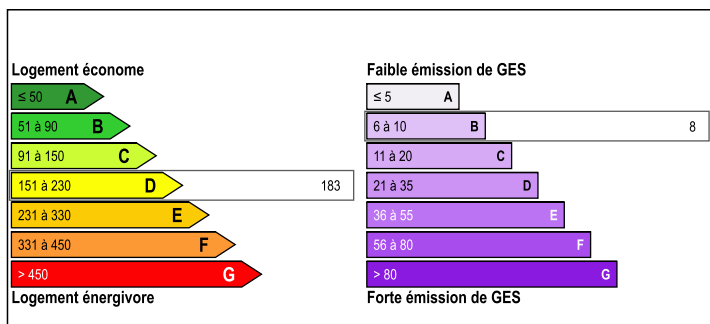
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	71 m2
Outside Space:	37 m2

## IN BRIEF

Château de la Pinède is a most prestigious & private residence nestled in a stunning green parkland of 2.2 hectares of gardens and pine trees with a swimming pool and two tennis courts in one of the most desirable neighbourhoods of Juan les Pins. This dual-aspect two-bedroom apartment surrounded by parkland is on the first floor (of four) & offers utter tranquillity, privacy & security, yet is only a few minutes walk from the beach, restaurants, cafés, supermarket, gym, and other amenities and services.

All furniture included, making this the perfect 'turn-key' opportunity - just move in!

## 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 bright modern apartment, renovated in 2024, is in excellent condition and comes with air conditioning throughout. This charming property consists of an entrance leading into the main living space with a large airy dual aspect corner living room with a balcony to each side. There is a separate modern fully equipped fitted kitchen, a short corridor/lobby with cupboard space leading to the two bedrooms and a 'his n hers' bathroom with shower/bath and also a separate guest WC.

There are two generously sized double bedrooms, each with fitted wardrobes, and each has its own balcony looking out to the peaceful gardens with pine trees. Large sliding patio doors throughout allow you to fully benefit from the sunny climate.

The apartment is traversal opening East/West and all rooms open out onto lovely views across the estate and the château grounds. The double-glazed patio doors are fitted with electric security shutters, and there is reversible air conditioning throughout. The property is sold with a secure underground place for parking and a large storage cellar.

Across the manicured lawns you will find a large shared swimming pool plus children's pool and to the other side of the Château grounds there are two well maintained tennis courts exclusively for residents use.

Approximate room sizes:

Entrance: 5m<sup>2</sup>

Living room/kitchen: 23m<sup>2</sup>

Kitchen 8 m<sup>2</sup>

Corridor: 4m<sup>2</sup>

Bedroom 1: 12m<sup>2</sup>

Bedroom 2: 13m<sup>2</sup>

Bathroom/WC : 4m<sup>2</sup>

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

Cupboards: 2m<sup>2</sup>

Balcony/Terraces: 37m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1290 EUR**

**Taxe habitation: EUR**

## NOTES