

## Antibes Stylish garden apartment with dual outdoor spaces, pool & riviera lifestyle



## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	130 m2

## IN BRIEF

Set within a secure residence with a swimming pool, this elegant 2-bedroom garden apartment (70 sqm) offers a rare sense of space, light, and serenity on the French Riviera.

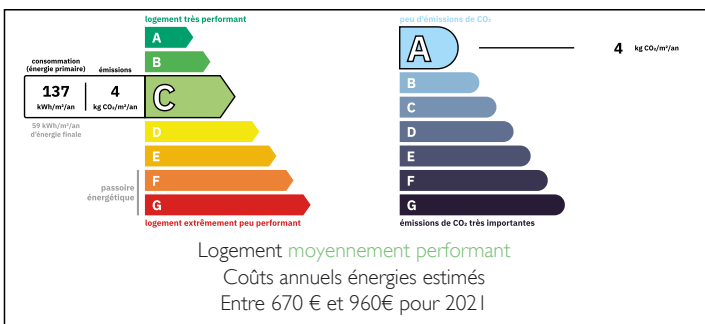
Two private gardens, 80 sqm facing south-east and 50 sqm north-west, let you enjoy the sun at any time of the day: breakfast in the morning light, a relaxed lunch with friends, or a glass of rosé at sunset.

The bright living area opens onto a beautifully designed open-plan kitchen with central island, perfect for entertaining. Two comfortable bedrooms with built-in storage, reversible air conditioning, electric shutters, and a new boiler (2024) ensure modern comfort all year round.

Private garage, additional parking space, and façade renovation already voted and paid for (works starting November 2025).

An ideal home for those seeking comfort, privacy, and the Mediterranean art of living, whether as a

## 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

In the heart of the French Riviera, between Cannes and Nice, Antibes perfectly embodies Mediterranean charm, a blend of sun-kissed beaches, Provençal markets, and a vibrant old town overlooking the sea.

Nestled in a secure residence with swimming pool, this charming 2-bedroom garden apartment (70 sqm) offers the perfect balance of comfort, tranquility, and effortless Riviera living.

Two private gardens, approximately 80 sqm facing south-east and 50 sqm north-west let you enjoy every moment of the day: breakfast in the morning sun, long lunches with family, or relaxing dinners in the evening breeze.

The bright living area with an open-plan kitchen and central island opens directly onto the terrace and garden, ideal for entertaining. Two comfortable bedrooms with built-in wardrobes, ample storage, a new boiler (2024), reversible air conditioning, and electric shutters and awnings ensure modern comfort all year round.

A private garage and additional parking space complete this rare property. The façade renovation has already been financed, with work scheduled to begin in November 2025.

Perfectly located, the apartment is within walking distance of shops, local amenities, the bus stop, and Biot train station, offering easy access to Antibes' sandy beaches, the old town, and the best of the Côte d'Azur.

A true haven of peace combining elegance, conviviality, and Mediterranean art de vivre, the ideal home for enjoying life on the Riviera.

-----  
Co-owned building of 114 units  
Provisional annual charges: 2920€  
-----

## LOCAL TAXES

Taxe habitation: EUR

## NOTES