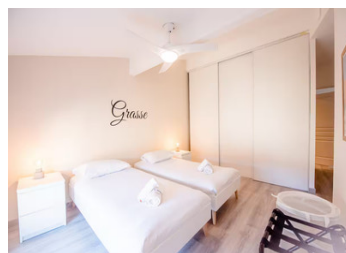
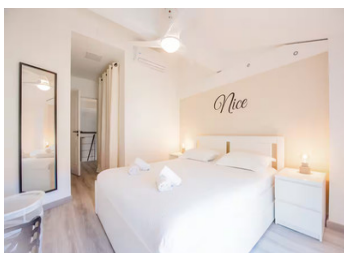


Antibes old town, elegant Duplex with cathedral ceilings & timeless charm.



## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	98 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Antibes – Elegant Duplex in the Heart of the French Riviera

Experience the essence of Côte d'Azur living with this stunning 100 sqm duplex set on the top floor in the heart of Antibes.

Surrounded by restaurants, boutiques, and cafés, it's just steps from the Provençal market, Port Vauban, beaches, and the train station.

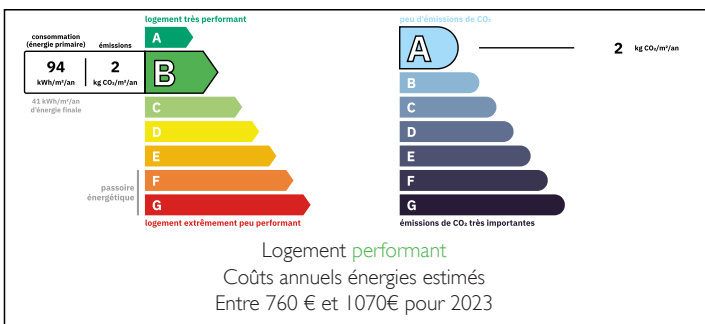
Bathed in light, it features a spectacular cathedral-style living room with 6-metre-high ceilings, a fully equipped kitchen, three bedrooms including a master suite, and two bathrooms.

A private underground parking space adds rare convenience.

Located in a beautifully renovated and vibrant district, this home combines modern comfort with authentic Riviera charm — ideal as a main home, second residence, or luxury rental investment.

Live the Mediterranean lifestyle — sunshine, sea breeze, and timeless elegance in Antibes.

## 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

Antibes – Elegant 100 sqm Duplex in the Heart of the French Riviera Lifestyle

Charm, Light & a Prime Location by the Sea

Experience the very best of the Côte d'Azur lifestyle with this stunning duplex apartment set on the top floor in the very heart of Antibes old town.

Surrounded by restaurants, boutiques, and charming cafés, this exceptional property is just a short walk from the Provençal market, Port Vauban, the beaches, and the Antibes train station.

Bathed in light, the apartment features a spectacular cathedral-style living room with 6-metre-high ceilings, creating a rare sense of volume and elegance — perfect for both relaxing and entertaining.

The spacious, fully equipped kitchen offers a welcoming space for family gatherings and dinners with friends.

The sleeping area includes three beautiful bedrooms, including a master suite with en-suite shower room, and an additional bathroom on the upper floor.

A private underground parking space adds a touch of comfort and convenience — a true luxury in the city centre.

Located in a completely renovated and lively district, this property combines modern comfort with the timeless charm of Antibes, one of the Riviera's most authentic towns.

Whether as a main residence, a charming second home, or a high-end rental investment, this duplex offers an ideal balance of elegance, brightness, and Mediterranean serenity.

☑ Wake up to the sound of the city's morning life, stroll to the beach, enjoy dinner under the stars — this is the true art de vivre of the French Riviera.

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Co-owned building of 141 units

Provisional...

## LOCAL TAXES

**Taxe foncière: 1363 EUR**

**Taxe habitation: EUR**

## NOTES