

## Cap d'Antibes/ Salis – Villa with pool within walking distance of the beach



## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	6
Bath:	4
Floor:	190 m <sup>2</sup>
Plot Size:	1800 m <sup>2</sup>



## IN BRIEF

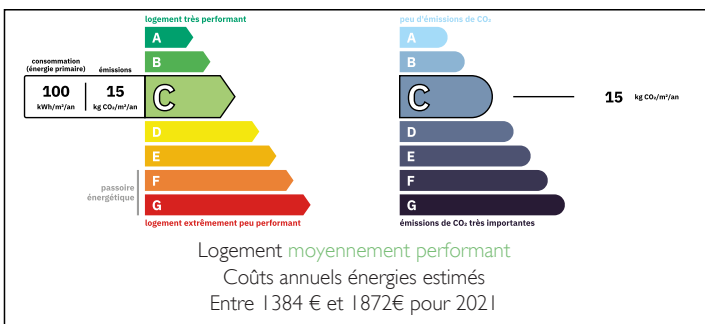
Ideally located at the very beginning of the prestigious Cap d'Antibes, in the highly sought-after Salis area, this elegant villa enjoys an exceptional location just a 5-minute walk from the beaches, restaurants and amenities.

Offering approximately 190 sqm of living space, the property is set on a flat 1,800 sqm south-facing plot with excellent natural light and a beautifully landscaped garden with swimming pool.

The main villa, entirely on one level, features a bright double living room, a large independent kitchen, 5 bedrooms, 2 shower rooms and 2 bathrooms. An independent studio, large garage, chalet, renovated roof and large French doors complete the property.

With strong extension potential, including the possibility to add an additional floor, this rare

## 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

Ideally located at the very beginning of the prestigious Cap d'Antibes, in the highly sought-after Salis area, this elegant villa enjoys a truly exceptional location, just a 5-minute walk from the beaches, restaurants, and local amenities.

The property offers approximately 190 sqm of living space, set on a flat 1,800 sqm south-facing plot, ensuring excellent natural light throughout the day. The beautifully landscaped garden features a swimming pool and generous outdoor relaxation areas.

The main villa is entirely on one level and comprises a spacious and bright double living room, a large independent kitchen, 5 bedrooms, 2 shower rooms, 2 bathrooms and ample storage throughout.

An independent studio provides ideal accommodation for guests, staff, or rental use. Additional features include a large garage, a chalet in excellent condition, a newly renovated roof and large French doors enhancing the indoor-outdoor flow.

The property also benefits from significant extension potential, with the possibility to add an additional floor. A modernisation project with an architect has already been studied, offering the option of a turnkey renovation tailored to the future owner's vision.

A rare opportunity in one of the Côte d'Azur's most desirable residential areas, combining tranquillity, immediate proximity to the sea and strong long-term value.

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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

<b>Taxe foncière:</b>	<b>3154 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES