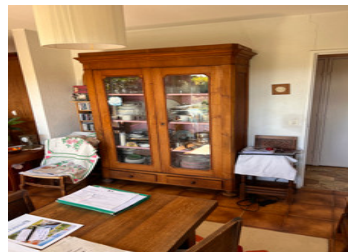
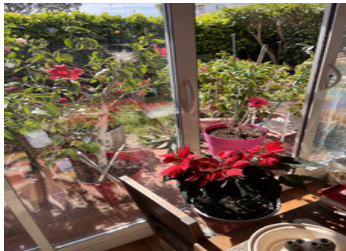


## ANTIBES – 3-Bedroom Apartment in sought-After Area (VIAGER)

EXCLUSIVE



## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Outside Space:	25 m <sup>2</sup>

## IN BRIEF

Occupied VIAGER with the seller, an 85-year-old woman; retaining a lifetime right of use and occupancy.

Market Value: 580 000€

Value discount: 220 000€ (37.93%)

Remaining sales value (structured as an initial lump-sum, a BOUQUET, and a monthly payment, a RENTE): 360 000€

BOUQUET (including the agency fee): 214 800€

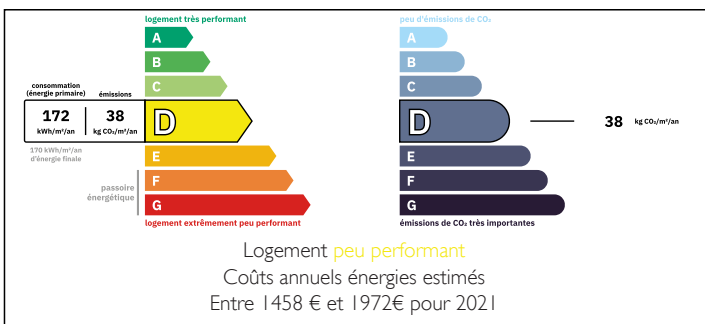
RENTE: 1 500€ per month, subject to yearly adjustments

Located in a sought-after residential area of Antibes, this spacious apartment offers a pleasant living environment.

The property is close to the beach, the Old Town and the train station, making daily life easy and convenient while still enjoying a relaxed coastal setting.

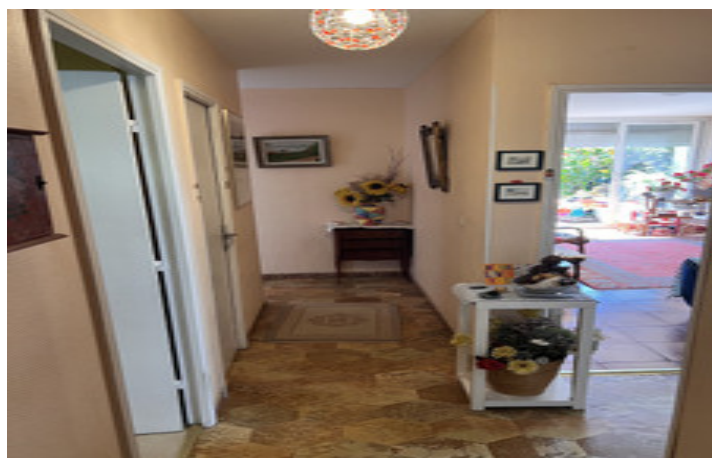
Its beautifully landscaped patio has no vis-à-vis . A

## 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

Approximate dimensions:

Living room: 19.4 m<sup>2</sup>  
Dining room: 11.3 m<sup>2</sup>  
Patio/Garden: 25 m<sup>2</sup> (With 3 hedges°  
Bedroom 1: 12.2 m<sup>2</sup>  
Bedroom 2: 11.6 m<sup>2</sup>  
Bedroom 3: 11.4 m<sup>2</sup>  
Kitchen: 10 m<sup>2</sup>  
Pantry / Storage room: 3.5 m<sup>2</sup>  
Hallways: 22 m<sup>2</sup>  
Independant WC: 1.4 m<sup>2</sup>  
Shower room: 2.9 m<sup>2</sup>  
Bathroom with an additionnal WC: 4.3 m<sup>2</sup>

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Co-owned building of 3 units  
Provisional annual charges: 4000€

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>