

ANTIBES – LES GROULES | Contemporary Villa with Pool, Three Flexible Living Spaces, Privacy & Easy Access



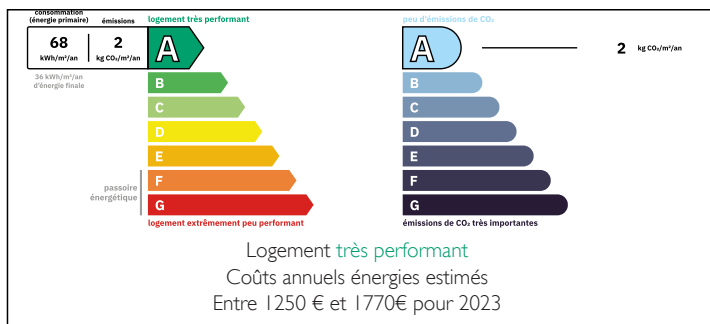
INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	195 m2
Plot Size:	737 m2

IN BRIEF

For buyers who want to enjoy the Riviera lifestyle without living in the middle of the summer crowds or urban bustle, this property offers an excellent balance. The motorway and main road connections are easily accessible, yet the house itself remains quiet and protected from road noise, making it a particularly practical base for exploring Cannes, Nice, Monaco, Sophia Antipolis, the beaches and the surrounding countryside.

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.



LOCAL TAXES

Taxe foncière: 2165 EUR

NOTES

DESCRIPTION

Set in the peaceful and residential Les Groules area of Antibes, this contemporary villa offers a rare combination on the French Riviera: privacy, tranquillity and modern comfort, while remaining within easy reach of the beaches, Antibes town centre, Sophia Antipolis, Nice Airport and the main destinations along the Côte d'Azur.

Built in 2016 on a landscaped plot of approximately 737 m², the south-facing property is in excellent condition and offers a particularly flexible layout organised over three distinct spaces.

The main garden level features a bright living area with an open-plan fitted kitchen opening directly onto the terrace and garden through large sliding glass doors. This level also includes two bedrooms, each with its own bathroom, including a principal suite of approximately 20 m².

The upper floor forms a second living space, with its own living area and kitchen, two further bedrooms, two shower rooms, and a superb terrace of approximately 25 m². This level can remain independent or be incorporated into the main house according to the needs of its future owners.

The third space is a 75 m² lower-ground-floor level with windows, currently arranged as an office and working area, with a kitchenette and WC. It offers considerable potential and could be adapted into a home cinema, music room, games room, gym, professional workspace, guest area or additional independent accommodation, subject to the relevant requirements.

This configuration makes the property particularly interesting for a large family, but also for multi-generational living. Parents, adult children or extended family...