

Antibes - Renovated 4 bedroom family house with swimming pool, walking distance to town

EXCLUSIVE



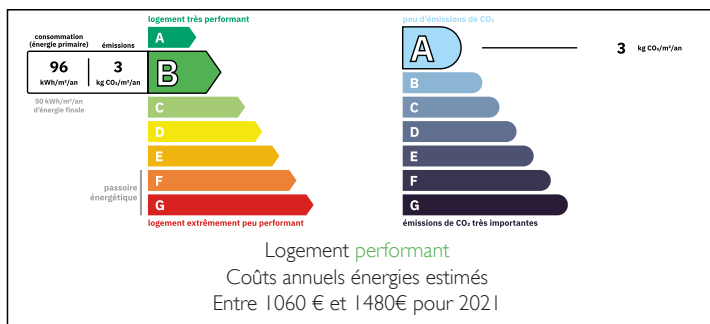
INFORMATION

Town:	JUAN LES PINS
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	288 m2

IN BRIEF

Ideally located in a quiet residential neighborhood, just a 15-minute walk from Antibes centre and Juan-les-Pins, this elegant house, built around 1930, offers 128 m² of Loi Carrez surface area (115 m² of habitable space). It has undergone a complete and meticulous renovation that successfully combines old-world charm with modern comfort.

ENERGY - DPE



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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

Bright and inviting, the home offers beautiful volumes enhanced by high ceilings, creating a wonderful sense of space throughout. The generous living areas are designed for comfortable family life day in and day out. The living room opens onto a contemporary kitchen custom-built by Arthur Bonnet, featuring elegant ceramic countertops. A charming veranda naturally extends the living space into the garden, allowing you to enjoy it year-round.

The house offers four bedrooms, including a ground-floor principal suite with bespoke fitted storage. The ground floor also includes a shower room, a separate WC, a laundry area and ample storage. Upstairs are the three additional bedrooms, which have small balconies, as well as a second shower room and a separate WC.

LOCAL TAXES

Taxe foncière: 1 638 EUR

The renovation completed in 2023–2024 was carried out with meticulous attention to detail, both in the selection of materials and the quality of the workmanship. Enhanced insulation, double-glazed windows, reversible ducted Daiken air conditioning, custom-made woodwork and fixtures, solid wood doors all contribute to the home's comfort.

Outside, the garden, dotted with fruit trees, offers a pleasant and intimate setting with areas dedicated to relaxation. A lovely heated mosaic pool, featuring a fountain, creates a true outdoor living space for sunny days.

The property also features private parking spaces and an electric vehicle charging station.

Another particularly appealing feature is a separate outbuilding of approximately 16 m², offering numerous possibilities for use: a home office, workshop, gym or recreation room, or even a studio apartment.

A basement and garden sheds provide...

NOTES