

197 600 €

Buying apartment

1 room

Surface : 38 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Exposition : Ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : to renovate

Building condition : good

Features :

Lift, Double Glazing, pool, Calm, Electric shutters, Digicode

1 terrace

1 bathroom

1 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

26/10/2024 - Prix T.T.C



### Apartment 2312 Antibes

For sale F1 of 38m2, with great potential, on the ground floor, in the highly sought-after privileged area of Chemin du Puy, in a luxury residence with swimming pool. All amenities are nearby, the SCNF train station is only a 5-minute drive away, Antibes city center is immediately accessible, all in a sought-after, green, quiet, ultra-residential environment combining beautiful condominiums and individual houses. Parking is easy in the immediate vicinity, on the private road of the condominium. The strong point of the apartment is its potential for transformation into a charming 2-room apartment, with some work, in a residence offering a privileged living environment: a real postcard from the park of the condominium with swimming pool and sea view. The residence is very well maintained, no major work planned, but a constant search to improve its standing. We are the trustee of the co-ownership. Airbnb type rental investment not desired. The charges of 105 euros/month include routine maintenance of the building and cold water. Individual hot water and heating. The apartment will require renovation, or even transformation into 2 rooms to optimize the space. It measures 38.73 m<sup>2</sup>, faces west, and is composed of: - living room 19.52 m<sup>2</sup> - independent kitchen 7.19 m<sup>2</sup> -

