

1 650 000 €

**Buying villa**

**Surface : 210 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : Tiling**

**Features :**

Fireplace, Bedroom on ground floor,  
Double Glazing, Automatic Watering,  
Laundry room, pool, Calm

4 bedrooms

3 showers

2 WC

2 garages

4 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

09/03/2025 - Prix T.T.C



### Villa Antibes

Located in a sought-after area of Antibes, this 210 m<sup>2</sup> detached villa offers a privileged living environment on a 1,500 m<sup>2</sup> wooded plot. Built in 1975, it combines charm and modern amenities for optimal comfort. The house has four spacious and bright bedrooms. The living room, with large openings, opens onto a large terrace with a clear view of the landscaped garden. The modern and equipped kitchen completes this friendly living space. Outside, the carefully maintained garden features a swimming pool surrounded by greenery as well as a relaxation area under a pergola. The south-west exposure ensures ideal sunshine throughout the day. This villa benefits from quality services, including double glazing for better thermal and acoustic comfort. A garage and several parking spaces complete the property. Ideally located, the property offers quick access to shops, schools and beaches while guaranteeing calm and privacy.

General informations :

1 650 000 € fees included

