LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ANTIBES, SUPERB APARTMENT WITH A PANORAMIC SEA VIEW LOCATED IN ONE OF THE MOST BEAUTIFUL RESIDENCE OF ANTIBES.

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PROPERTY FACT FILE

REFERENCE	A19130SST06
PRICE	€ 900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	88 m²
LAND	29 m²
TOWN	Antibes
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Close to golf course

*Price based on current exchange rate which is subject to change





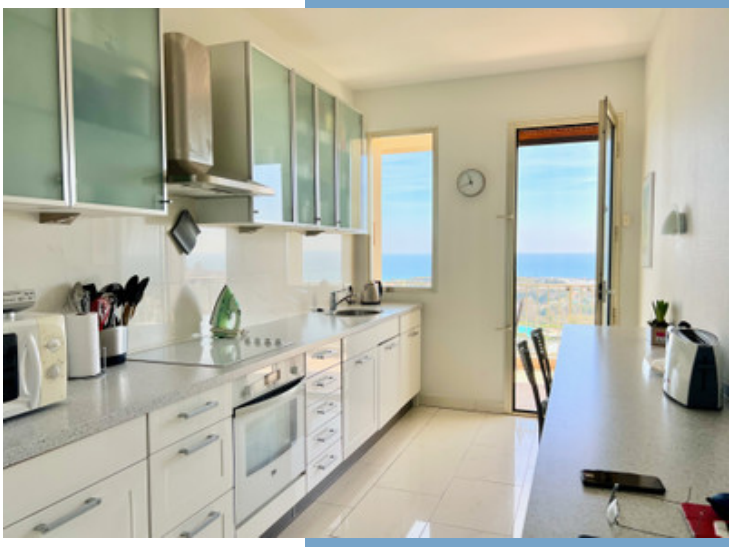
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- Breathtaking panoramic sea views
- Perfect condition
- Terrace 29sqm
- High-standard and secure residence with guardian
- Swimming pool 15x4m

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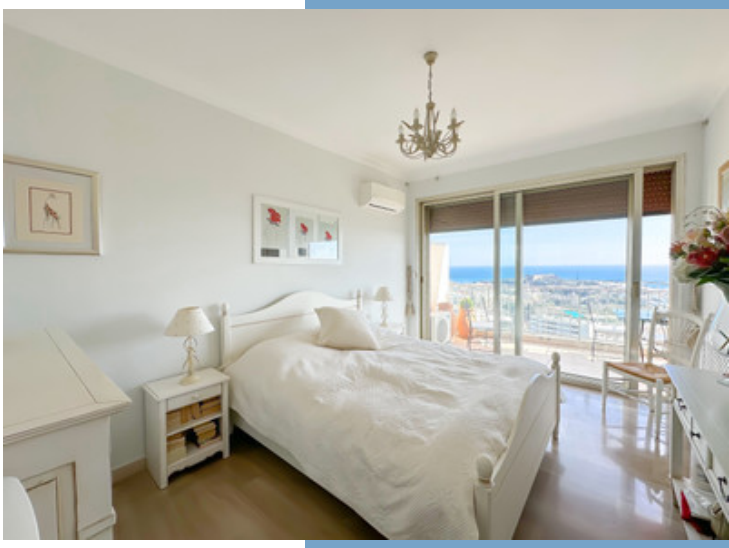
Under offer / Antibes, superb apartment with a panoramic sea view located in one of the most beautiful residence of Antibes with a private parking and a cellar.



DESCRIPTION

Under offer / Superb apartment on the 7th floor with elevator, offering a breathtaking panoramic sea views from Cap d'Antibes to Nice Cote d'Azur airport.
This 88sqm furnished apartment is in a perfect condition, offering a double living room opening onto a 29sqm terrace with panoramic sea views, a beautiful fully-equipped kitchen, a bedroom, a bathroom and a shower room.A 2nd bedroom can be easily created.. Private parking and a cellar are also included.
The property is located in a high-standard and secure residence with guardian, very well maintained gardens and a superb 15 x 4m swimming pool.
Charges are 430€ per month including water and collective heating.
The garage door has been changed in 2021, electric shutters, electric blinds on terrace has been changed in 2023.
Property tax is 1191€.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A19130SST06
COMPLETE FILE AND PHOTO ON REQUEST

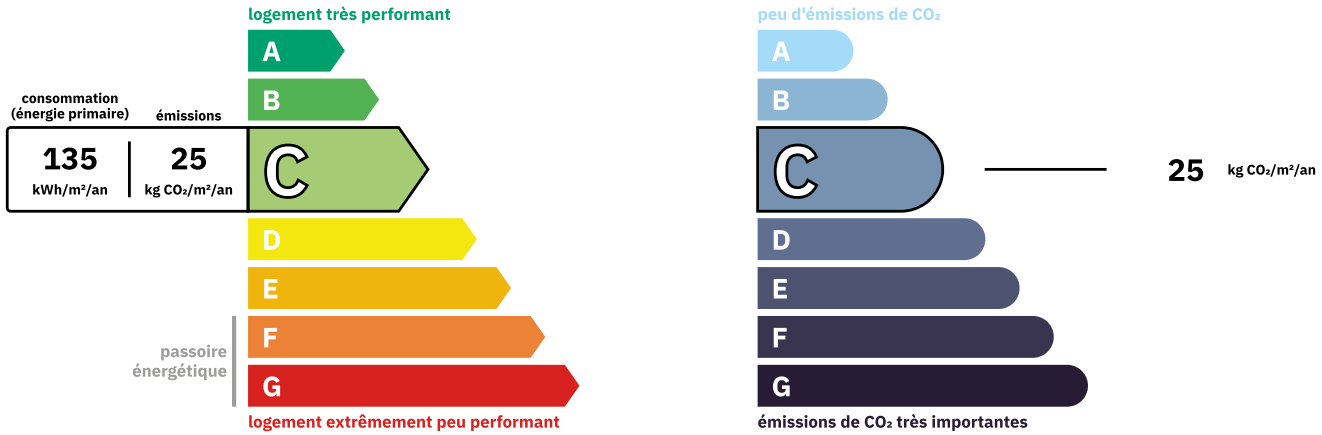
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 730 € and 1050€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A19130SST06
FILE COMPLETE AND PHOTOS ON REQUEST

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