



ANTIBES – LES GROULES | CONTEMPORARY
VILLA WITH POOL, THREE FLEXIBLE LIVING
SPACES, PRIVACY & EASY ACCESS

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CONTEMPORARY VILLA
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FLEXIBLE LIVING SPACES,
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PROPERTY FACT FILE	
REFERENCE	A47937PAK06
PRICE	€ 1,090,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	195 m²
LAND	737 m²
TOWN	Antibes
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Villa
CONDITION	Habitable, New Build
FEATURES	Swimming Pool, Mains drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Easy access to highway, Sofia and attractions
- Peaceful surrounding
- Recent construction comfort, DPE A
- Garden with automatic irrigation
- Very large parking for few cars

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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,

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.

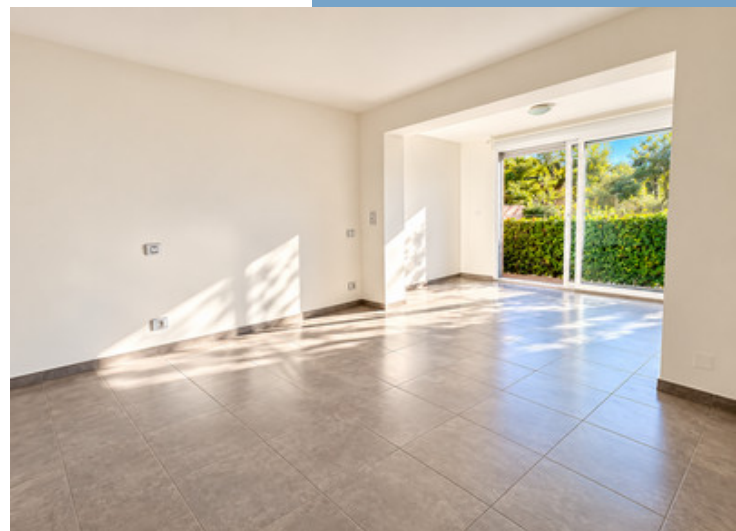
The third space is a 75 m² lower-ground-floor level with windows, currently arranged as an office and working area, with a kitchenette and WC. It offers considerable potential and could be adapted into a home cinema, music room, games room, gym, professional workspace, guest area or additional independent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

This configuration makes the proper...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47937PAK06>

COMPLETE FILE AND PHOTO ON REQUEST



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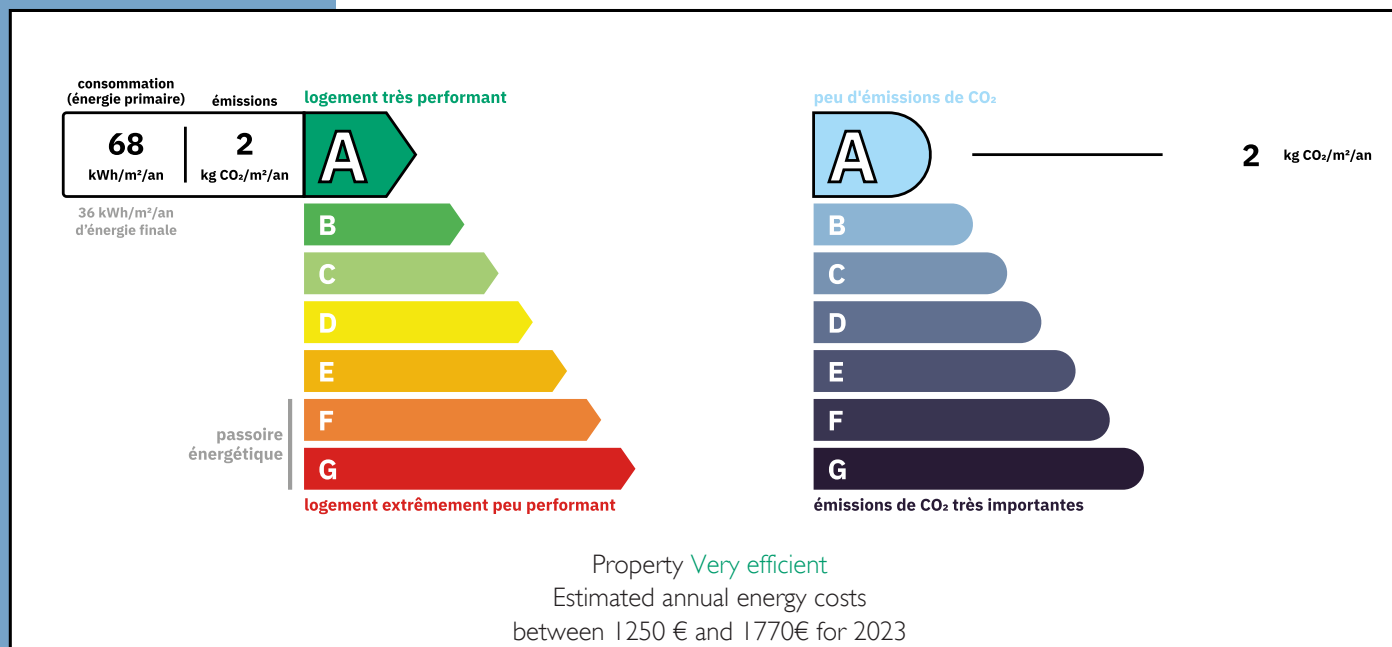
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

Réf : A47937PAK06
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr