

**2 675 000 €**

**Buying maison**

**4 rooms**

**Surface : 230 m²**

**Surface of the living : 51 m²**

**Surface of the land : 1900 m²**

**Year of construction : 1996**

**Exposition : Sud ouest**

**View : Mer**

**Inner condition : Excellent**

**External condition : new**

**Features :**

pool, double glazing, calm

3 bedroom

1 terrace

4 show ers

3 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### Maison 1637 Antibes

**For Sale – Luxury Villa with Sea View and Infinity Pool** Discover this magnificent 230 m² villa, on a landscaped plot of 1900 m² located in a calm and green environment, offering an exceptional living environment. Features : 4 spacious bedrooms, including 2 beautiful master bedrooms with bathrooms and dressing room, one of which is on the ground floor. 2 shower rooms with WC, modern and functional Bright living and dining room, open to the outside for a beautiful harmony with nature Independent equipped kitchen, combining comfort and practicality. Infinity pool, ideal for relaxing while admiring the unobstructed view to the sea. Underfloor heating with town gas and air conditioning for year-round comfort. Large basement garage for several vehicles with cellar for additional storage space Large terrace with solarium, perfect for enjoying the sun and the sea view Landscaped garden, a true haven of serenity An idyllic setting, sheltered from noise and close to all amenities.

**Fees and charges :**

2 675 000 € agency fees 5,00% à the responsibility of the buyer included



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