

755 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

4 rooms

Surface : 131 m²

Surface of the living : 35 m²

Exposition : Sud est

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Features :

double glazing, Walking distance to shops, Jacuzzi, GYM, POOL, AIR CONDITIONING

4 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

15/06/2025 - Prix T.T.C



### Apartment 871 Antibes

Spacious Duplex in Antibes - Large Terraces and Private Pool - Perfect for Family Residence and Rental Investment. Attractive duplex of 131.63 sqm Carrez, nestled in a charming villa that includes only two apartments, located steps from Port-Vauban in Antibes. This area is ideally situated close to major tourist attractions, including the Picasso Museum, the Provencal market, and the ramparts of Antibes, providing easy access to Mediterranean culture and the history of the region. The main residence, fully renovated and located on the ground floor, offers 73 sqm of elegance and comfort. The well-organized entrance leads directly to the spacious living room and a practical hall equipped with numerous closets. This brightly lit living area of 35 sqm includes a modern equipped kitchen, opening onto a spacious terrace. The master suite provides a comfortable and elegant space. Next to it, an additional sleeping area with a mezzanine bed can also serve as an office. A large bathroom with toilet completes this floor. The garden level, accessible by a common staircase or directly from the terrace and private garden, offers a second accommodation of over 58 sqm, partially renovated. This level includes a living room, a bedroom, an office/2nd bedroom, and a bathroom with toilet. A gym adds a final touch to this space. The duplex enjoys exclusive access to a private garden with a jacuzzi-pool. A large double garage of 45 sqm and private outdoor parking in the courtyard are also included. The apartment is equipped with



thereby maximizing investment returns. All the advantages of the city are within walking distance: downtown, train station, schools, and shops. The apartment is located about 20 minutes from Cannes and the Nice-Côte d'Azur airport, thus facilitating access for international visitors or residents who travel frequently. The private outdoor spaces total more than 200 sqm (including the double garage and the jacuzzi-pool area), providing an exceptional living environment and a unique

opportunity to explore and enjoy the French Riviera. A must-see! For more information, please contact Ms. Vanina Magnussen (EI) at +33 6 51 10 77 27 (I speak English / jeg snakker norsk). "Information about the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)." Agency Fees & Pricing Details: The agency fees, representing 4.76% of the final sale price, are included in the listed price and payable by the buyer. This reduces the taxable base for acquisition costs without changing the purchase price (the price would remain the same if the seller paid the fees, but acquisition costs would be higher). • Sale price including agency fees (HAI): 755 000€ • Net seller price: €719 062€ • Agency fees payable by the buyer: €35 938€ (including 20% VAT) Disclaimer: We regularly renew our listings to maintain high visibility. This may result in reference changes.

Fees and charges :

Well condominium

755 000 € agency fees 4,76% à the responsibility of the buyer included