

## Price on request

**Contact agency**

**Chancel Immobilier**

6, Boulevard Chancel

06600 Antibes

+33(0)4 93 95 95 00 /

info@chancelimmobilier.fr

### For sale building

**13 rooms**

**Surface : 266 m²**

**Hot water :** Individuelle électrique

**Standing :** improved plan

### Features :

double glazing, gated, AIR CONDITIONING

9 bedroom

4 terraces

4 showers

4 WC

8 parkings

**Energy class (dpe) :** D

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

Document non contractuel



## Building 1488 Antibes

Co-exclusive: Real Estate Complex in Antibes Price: €1,800,000 (fees included)

Location: Antibes (06600) Total surface area: 274 m² (Carrez law surface area)

Type of Property: Building comprising 4 hangars and 4 apartments Number of Apartments: 4 (including 3 three-room apartments and 1 four-room apartment)

Number of Rooms: 9 rooms in total Parking: 8 private parking spaces (2 per apartment) Ideal for investors, this property complex is located in the town of Antibes. It consists of four apartments, three of which are currently rented, and a fourth apartment for rent. Each apartment benefits from two private, uncovered parking spaces in the courtyard. In addition to the apartments, four 210 m² hangars are included in this offer, providing additional storage or development space.

These hangars are currently rented out year-round, generating additional rental income ranging from €1,471 to €1,625 per month, excluding charges. Energy and Climate: Heating: Individual reversible air conditioning Hot water: Individual electric This building offers an excellent investment opportunity with strong profitability potential, whether through rental of the apartments or the warehouses. Please contact us for more information or to arrange a viewing.

Fees and charges :

