

## Price on request

**Contact agency**

**Leader Immobilier**

10 place De Gaulle

06600 Antibes

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**For sale house**

**Surface : 117 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : GOOD**

**Features :**

independent studio, OFFICE, Bedroom on ground floor, double glazing, Laundry room

2 bedroom

2 showers

3 WC

4 parkings

2 cellars

**Energy class (dpe) : E**



## House 4029 Antibes

Charming Provençal villa of 117 m² of living space, offering an ideal location with all amenities nearby (train station, schools, shops, beaches, harbor, old town...). It features two large bedrooms, one on the ground floor, an office, and an independent studio. Its spacious, bright, and welcoming living area opens onto a large, beautifully flowered terrace. Additionally: 4 parking spaces, including 2 covered, several cellars, and a separate commercial unit, currently rented under contract, generating €700 monthly income. A few updates will unlock the full potential of this rare property on the market. A must-see soon!

Fees and charges :

Document non contractuel

