

Price on request

Contact agency

Lavernhe Immobilier

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For sale house

Surface of the living : 50 m²

Year of construction : 2006

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

2 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

28/01/2026 - Prix T.T.C



House 3037 Antibes

Discover this stunning 195 m² property close to shops and the sea, set on a beautifully landscaped and meticulously maintained 2500 m² plot. Combining modern comfort, outstanding energy efficiency, and tranquility, this 2006 villa was fully refreshed in 2025. Main Advantages: • Energy Performance: Rated B in the energy diagnosis, fitted with a heat pump, underfloor heating, full reversible air conditioning (new in 2025), and double glazing. • Living Space: A bright 50 m² living room with a fireplace, complemented by a separate kitchen and a practical laundry room. • Outbuilding: A 27 m² studio with the same high-quality features (currently rented for €800/month), perfect as an investment or to host guests in privacy. Interior Layout: • Ground Floor: Entrance, spacious living room, laundry room, guest WC, kitchen, and a master suite for comfortable single-level living. • Upper Floor: An open-plan office area serving 2 large bedrooms and a bathroom with WC. These rooms open onto a huge corner terrace with a lovely partial sea view. Outdoors and Facilities: • Pool Area: 9x4 m pool secured by an electric rolling cover. • Parking: Exceptional capacity for 10 to 12 vehicles on the property, with 4 immediate spots (2 covered) requiring no maneuvers. • Technical & Security Features: Perimeter alarm (motion and impact sensors), electric vehicle charging station, crawl space, and connection to the main sewer. Expert's Opinion: A turnkey home with no work needed. The quality of the framework and the meticulous

