

Price on request

Contact agency

Lavernhe Immobilier

117 Boulevard du Président Wilson
06160 Juan-les-Pins
04 93 61 95 55 / contact@lavernhe.immo

For sale house

Surface : 195 m²

Surface of the living : 50 m²

Surface of the land : 2500 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

4 bedroom

2 terraces

2 bathrooms

2 showers

4 WC

2 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

06/02/2026 - Prix T.T.C



House 3037 Antibes

Discover this stunning 195 m² south-facing property close to shops and the sea, nestled on a beautifully maintained 2,500 m² landscaped plot. Combining modern comfort, outstanding energy performance, and tranquility, this 2006 villa was completely refreshed in 2025. The Key Features: • Energy Performance: Rated DPE B, equipped 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) completes this property, ideal for investment or hosting guests in privacy. Interior Layout: • Ground Floor: Entrance, large living room, laundry, guest WC, kitchen, and a master suite for convenient single-level living. • Upper Floor: An open-plan office space serving 2 spacious bedrooms and a bathroom with WC. These open onto a huge corner terrace offering a lovely partial sea view. Outdoor Features and Amenities: • Pool Area: 9x4 m pool secured with an electric rolling cover. • Parking: Exceptional capacity for 10 to 12 vehicles on the property, including 4 immediate parking spots (2 under cover) with no maneuvering required. • Technical & Security: Perimeter alarm (motion and impact sensors), electric vehicle charging station, crawl space, and connection to the main sewer system. Expert's Opinion: A turnkey home with no work needed. The quality of the

