

**745 000 €**

**Contact agency**

**Leader Immobilier**

10 place De Gaulle

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**For sale house**

**Surface : 169 m²**

**Surface of the land : 300 m²**

**Year of construction : 1988**

**Exposition : Sud**

**View : Jardin**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Outbuilding, POOL, fireplace,

Bedroom on ground floor, AIR

CONDITIONING, Laundry room, Automatic gate

4 bedroom

1 terrace

3 showers

4 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

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

**Document non contractuel**



## House 4020 Antibes

In Antibes, close to the city center and all amenities, this detached house of approximately 169 m² offers great potential in a sought-after area. It comprises on the ground floor an entrance opening onto a bright veranda, a spacious living/dining room, a separate fitted kitchen, a toilet with a washbasin, a shower room as well as a bedroom with a closet and a garage. Upstairs, two bedrooms with dressing rooms, a toilet and a shower room complete the sleeping area. In the basement, there is an additional bedroom, a shower room, a laundry room, a cellar and a workshop. An outbuilding of approximately 23 m² offers a main room, a bedroom and a shower room with WC, ideal for accommodating or considering rental income. The whole opens onto a pleasant wooded garden with swimming pool (approximately 4 x 8 m), on a plot of approximately 540 m². Renovation work is expected to bring the property up to date, but its location, its surface area and its potential make it a rare opportunity, ideal as a main or secondary residence.

**Fees and charges :**

745 000 € fees included

