



## House in Antibes,

06160, Antibes, Alpes-Maritimes, Provence-Alpes-Côte D'azur

€1,295,000

Ref: V2301

\* Available \* 5 Beds \* 1 Bath \* 175m2

Sale - House Antibes (Cap d'Antibes)

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**French Entrée** 



## Property Description

Located in an extremely quiet location and in one of the most sought-after areas of Antibes, just 250 metres inland from the beautiful ?Salis Beach? and a ?stones throw? from the Cap d'Antibes.

This property has 5 bedrooms and an internal living space of 175m<sup>2</sup> (recently renovated) and a pretty garden (approx. 340m<sup>2</sup>) that surrounds the property.

Ideal location and setting to relax, enjoy the sunny climate whilst having all amenities including shops, restaurants, beaches, etc. all within a 5-10 minute walk!

The layout of the house is as follows: A summer kitchen opening onto the terrace and garden, a bright and spacious living room, a separate kitchen with glass roof, a loggia that can be used as an office space or playroom, five bedrooms, three bathrooms and three WCs.

Concerning parking, there is a private parking place included in the sale and located in a residence just next to the villa.

This house has a DPE (energy) rating which corresponds to an annual energy consumption of 201 kWh/m<sup>2</sup>. The GES index is C, which means that it has low rate for greenhouse gas emissions (annual figure: 16 Kg CO<sub>2</sub>/m<sup>2</sup>).

The property is on the market for a sale price of ?1,295,000 (agent fees included).

