

475 000 €

For sale apartment

3 rooms

Surface : 85 m²

Surface of the living : 38 m²

Year of construction : 1978

Exposition : Sud est

View : Jardin

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : Ravalement fait

Features :

double glazing, gated, calm, residential,

Parking visiteurs

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

## Legal information

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Fees paid by the owner, well condominium (45 lots in the condominium), annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2333 Antibes

Spacious 3-room garden level apartment in Antibes Located in a secure residence with caretaker, discover this magnificent 3-room garden level apartment of 85m<sup>2</sup>. The beautiful living room of more than 38m<sup>2</sup> consists of a bright living-dining room, opening onto a fully equipped American kitchen with a central island extended by a table. This entire living room opens onto a terrace with a beautiful and large corner garden, offering a beautiful outdoor space facing south is ideal for enjoying sunny days. A laundry room with large storage The night area includes a first bedroom with its private shower room, as well as a second bedroom, an additional bathroom and a separate toilet complete this space. Both bedrooms also benefit from direct access to the garden. A 27m<sup>2</sup> deep box is included, providing additional space and storage The residence also has a large landscaped park and a pétanque court, with a breathtaking view of the Fort Carré and the...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1030 and 1450 € (reference year 2024)  
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