



742 000 €

**Buying villa**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 30 m²**

**Surface of the land : 675 m²**

**Year of construction : 1950**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

Pool, Bedroom on ground floor, Double Glazing, Automatic Watering, Automatic gate, Calm

2 bedrooms

1 terrace

1 shower

1 WC

4 parkings

3 cellars

**Energy class (dpe) : C**

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

Document non contractuel

01/05/2025 - Prix T.T.C



## Villa 2736 Antibes

Great opportunity for this single storey villa of 80 m2 located in Antibes on a flat plot of 675 m², idyllic for organizing outdoor receptions and enjoying the fruit trees. It includes a beautiful living room of 30 m² with an equipped American kitchen, 2 bedrooms, 1 office that can be very easily transformed into a 3rd bedroom, bathroom with shower and bathtub, toilet, cellars and the possibility of parking up to 4 vehicles. The additional services of this house include a beautiful swimming pool, carport, automatic watering, an automatic gate, the very bright exposure and the calm that reigns in the surroundings will certainly charm you.

**Fees and charges :**

742 000 € fees included



Carte Professionnelle : 0605 2016 000 003 051 délivrée par la CCI 20 bd Carabacel 06000 Nice- RCS : Antibes 411 642 663

Code NAF : 6831 Z - SIRET : 411 642 663 00016 - Caisse de Garantie : GALIAN, montant de 200 000 € (transaction) et 300 000 € (gestion), 89 rue de la Boétie 75008 Paris