



325 000 €

For sale apartment

3 rooms

Surface : 72 m²

Surface of the living : 20 m²

Year of construction : 1968

Exposition : Ouest

View : Citadine

Hot water : Collective

Inner condition : A rénover

Standing : Plan amélioré

Building condition : good

Features :

Lift

2 bedroom

2 terraces

1 bathroom

1 WC

1 cellar



## Apartment 2755 Antibes

3-room dual-aspect apartment located near the train station and Place de Gaulle, with a surface area of 72 m² and two terraces of 14 m². The apartment is located on the 2nd floor of a building with an elevator. This property to renovate is a real opportunity due to its size, its sunshine, and its location. The currently separate kitchen can easily be opened onto the living room, which would create a living space of 28 m². South-facing.

### Legal information

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Fees paid by the owner, well condominium (102 lots in the condominium), annual current expenses 3 660 € (305 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1200 and 1670 € (reference year 2023)  
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