

EXCLUSIVE LISTING

BEAUTIFUL THREE-BEDROOM DETACHED HOUSE IN THE LAVAL AREA OF ANTIBES



Dante Obregon

 **06 18 46 92 74**

DELIGHTFUL DETACHED HOUSE WITHIN WALKING DISTANCE OF ANTIBES CITY CENTRE

EXCLUSIVE LISTING | SALE PRICE: €725,000

CONTACT US: 06 18 46 92 74 | 09 70 44 87 17

Ideally located in the Laval district of Antibes, just a stone's throw from the train station and the town centre, this detached house will charm you with its character, high-quality materials, and great potential. The property offers approximately 116 m² of living space, complemented by a veranda of around 19 m² and a terrace of about 17 m². It also sits on a plot of approximately 450 m² – perfect for creating a beautifully landscaped garden with a dedicated vegetable patch.

The interior of the house is laid out as follows:

On the ground floor:

- An entrance hall
- A bright living room, facing south-east, featuring a fireplace with insert and a beautiful wooden staircase that adds plenty of character to the space
- A spacious separate kitchen
- A hallway
- A shower room with a window
- A separate WC
- A veranda accessible from the entrance, living room, and kitchen. It also includes a barbecue area, perfect for enjoying sociable moments with family and friends.

On the first floor:

This level is accessible via both an internal staircase and an external one.

- A hallway
- 3 spacious bedrooms, each with large built-in wardrobes
- A separate kitchen, which could easily be converted into an office, a child's bedroom, or a dressing room
- A bathroom with a window
- A separate WC with a window
- A spacious central hall with enough space to add built-in storage or a small study area
- A large south-east-facing terrace, accessible from two of the bedrooms

The comfort of this spacious home is enhanced by the addition of loft space (accessible via a retractable ladder), a cellar beneath the external staircase, a boiler room, a storage room, and a garden area that wraps around three sides of the house, perfect for growing your own vegetables and herbs while enjoying outdoor meals in the open air. There is the possibility to walk all the way around the house, and space to park two cars within the property, in front of the house. Urban view.

The location of this house is a true additional asset: just a few steps from the train station, the city centre, Laval School, the Mont Saint Jean Institution, as well as local shops and playgrounds. You'll enjoy easy access to all essential amenities, while benefiting from a peaceful and pleasant living environment. The property is equipped with gas central heating, ADSL internet connection, and mains drainage for wastewater.

This property, with great renovation potential, presents a wonderful opportunity for a family seeking a pleasant living environment right in the heart of Antibes. It may also appeal to investors looking to take advantage of the independent access to each floor.

Real estate agency fees payable by the sellers: 3.44% of the sale price inclusive of the VAT

Property tax: €1,334 approximately, amount declared by the sellers

Condition of the property: to renovate



Energy and climate performance

Energy performance inspection executed on 22 January 2025

- ENERGY RATE: E

263 kWh/m²/year consumption (primary energy) | 258 kWh/m²/year of final energy

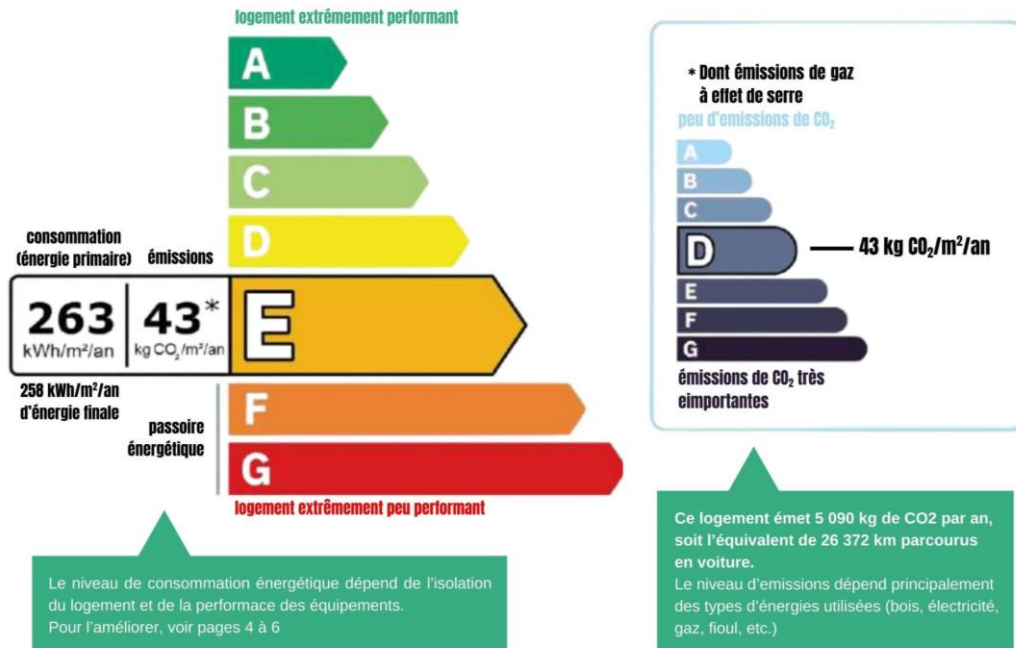
- CLIMATE RATE: D

43 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €2,290 and €3,160 per year

Average energy prices indexed to the years 2021, 2022, and 2023 (including standing charges)

The costs are estimated based on the characteristics of the property and for a standard usage on 5 usages (heating, hot water, air conditioning, lighting, auxiliary elements).



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President - Antibes Transactions

06 18 46 92 74



Information about the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (QR code on the right)



The risks-and-pollution report for this property can be viewed on our website: www.antibes-transactions.fr/erp_0019.php (QR code on the right)



You can see the fee schedule from Antibes Transactions on our website: www.antibes-transactions.fr/honoraires.php (QR code on the right)



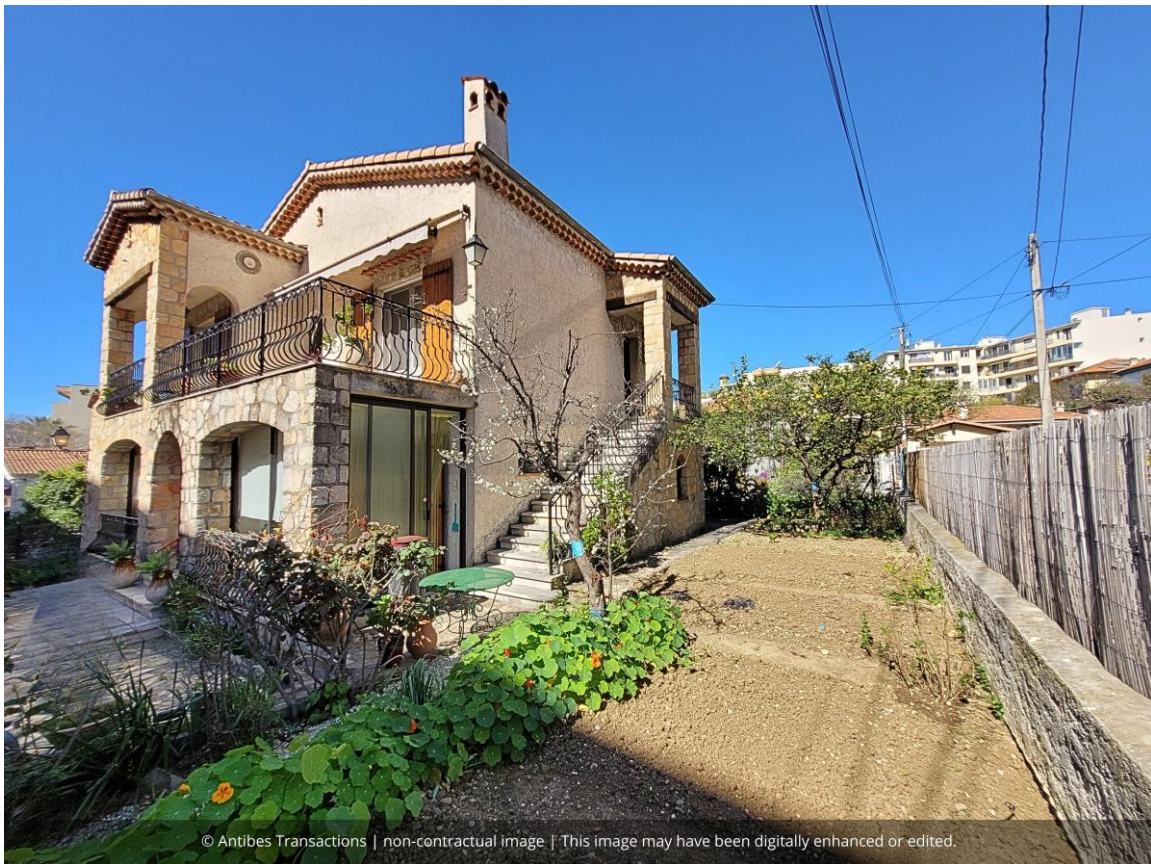
Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes | SIREN number: 910 130 996 | Trade register number: 910 130 996 R.C.S. Antibes | Professional licence: CPI 0605 2022 000 000 062 | Real estate agent registered with the centre for business formalities

Disclaimer

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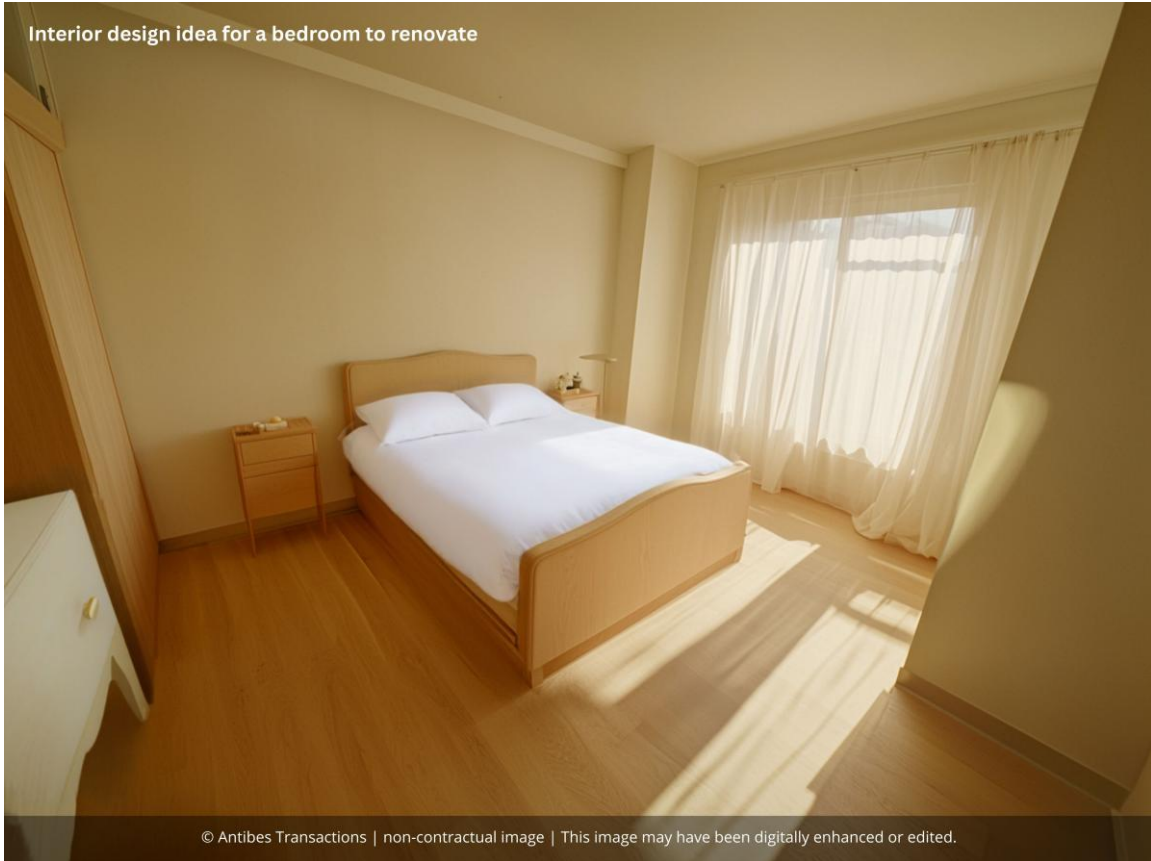
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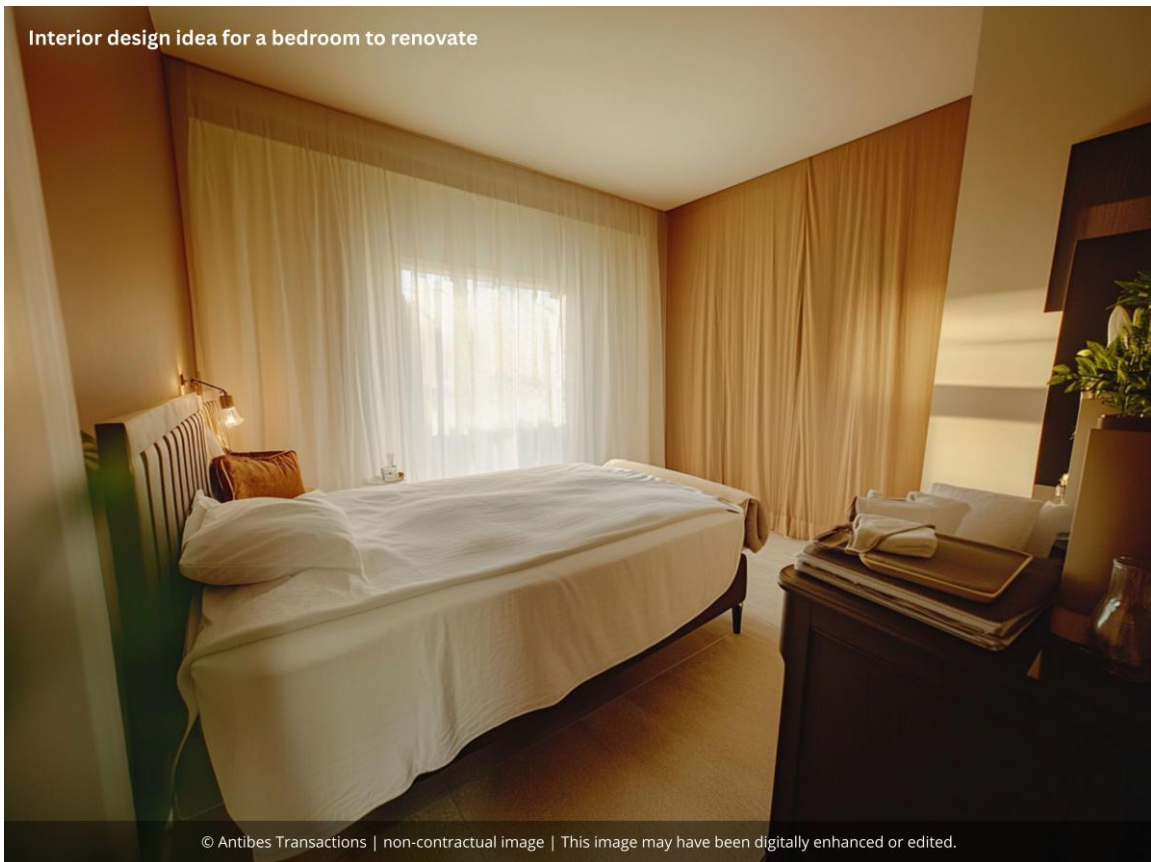


Interior design idea for a bedroom to renovate



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Interior design idea for a bedroom to renovate



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Interior design idea for a bedroom to renovate



Interior design idea for ground-floor kitchen to renovate



Interior design idea for living/dining area to renovate



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Interior design idea for living/dining area to renovate



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Trade and Companies Register: 910 130 996 R.C.S. Antibes

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ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

