



**BIG 3-BEDROOM FLAT IN ANTIBES
WITH BALCONIES, OPEN VIEW, GARAGE AND CELLAR
NEW LISTING ANTIBES TRANSACTIONS | PRICE: €448,000
CONTACT US: 06 18 46 92 74 | 09 70 44 87 17**

Ideally located in the Laval neighbourhood of Antibes, this spacious three-bedroom flat enjoys a peaceful setting surrounded by greenery, while offering quick access to all amenities: shops, Laval school and Mont Saint-Jean institution, town centre, and transport links (bus and train stations).

It is located on the 2nd floor of a well-maintained and secure low-rise residence of four storeys, governed by a co-ownership agreement dating back to 1968. This flat benefits from triple aspect exposure, with the living room and kitchen/dining area facing south-east (predominantly towards the south).

Offering a total Carrez law surface area of 86.05 m², this property stands out for its practical layout, which separates the living areas from the sleeping quarters, as well as its well-maintained communal areas (facade renovation and roof waterproofing recently completed — as declared by the sellers).

The interior of the flat comprises an entrance hall with built-in storage (wardrobe), a spacious and bright living room with a storage cupboard and fireplace, a fitted kitchen/dining area open to the lounge, a master bedroom with built-in storage and an en-suite shower room, two further comfortable bedrooms each with built-in storage, a hallway, a bathroom with a window, and a separate WC.

Outside, a large corner balcony of approximately 28 m²—accessible from the living room, kitchen/dining area, and master bedroom—offers an uninterrupted view over a lush green setting, a true privilege for lovers of nature and tranquillity. A second balcony, measuring around 4.45 m², extends from one of the other bedrooms.

Breakdown of surface areas:

Entrance: 5.37 m², living room: 20.10 m², kitchen: 11.89 m², balcony 1: 28.48 m² (non-habitable area), balcony 2: 4.45 m² (non-habitable area), cupboard: 1.17 m², bedroom 1: 10.80 m², bedroom 2: 11.95 m², bedroom 3: 15.24 m², hallway: 3.35 m², bathroom: 3.70 m², WC: 0.79 m², shower room: 1.69 m²

The flat is fitted with modern features to ensure optimal living comfort: a fireplace, air conditioning in the living area and master bedroom, double glazing, and individual gas-powered heating and hot water. A private garage and a cellar further enhance the convenience of this property. Additional parking is available within the residence. The building has no lift, and the flat is in good overall condition.

A much-appreciated extra: the co-ownership offers a communal area equipped with a pergola, garden, barbecue, and pizza oven – an ideal spot for enjoying friendly gatherings with family or friends.

This property is ideal for a family or as a second home, offering the perfect balance between a peaceful environment and close proximity to essential services. Its prime location, open views, generous outdoor spaces, and additional amenities make it a true opportunity on the Antibes property market. A rare living space that combines comfort, tranquillity, and a green setting.

Energy and climate performance

Energy performance inspection report executed on 27 June 2024

- ENERGY RATE: D

172 kWh/m²/year consumption (primary energy) | 151 kWh/m²/year of final energy

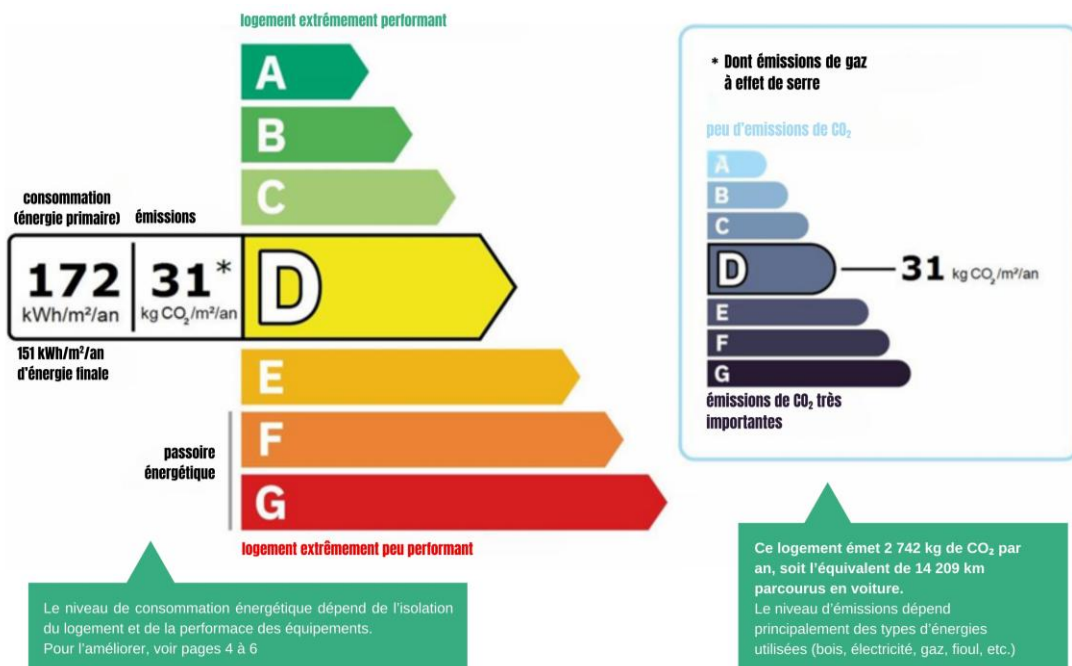
- CLIMATE RATE: D

31 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €1,100 et €1,560 per year

Average energy prices indexed as of 1 January 2021 (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).





*Dante
Obregon*

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_0021.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)



Additional information

Real estate agency fees payable by the sellers: 4,02% of the sale price inclusive of the VAT
Average annual condominium fees paid by the sellers: €1,100 approximately, amount declared by the sellers
Property sold subject to co-ownership regulations
Number of units in the condominium: 24
Self-managed co-ownership (as declared by the sellers)
Property tax: €1,200 approximately, amount declared by the sellers
Condition of the property: good condition

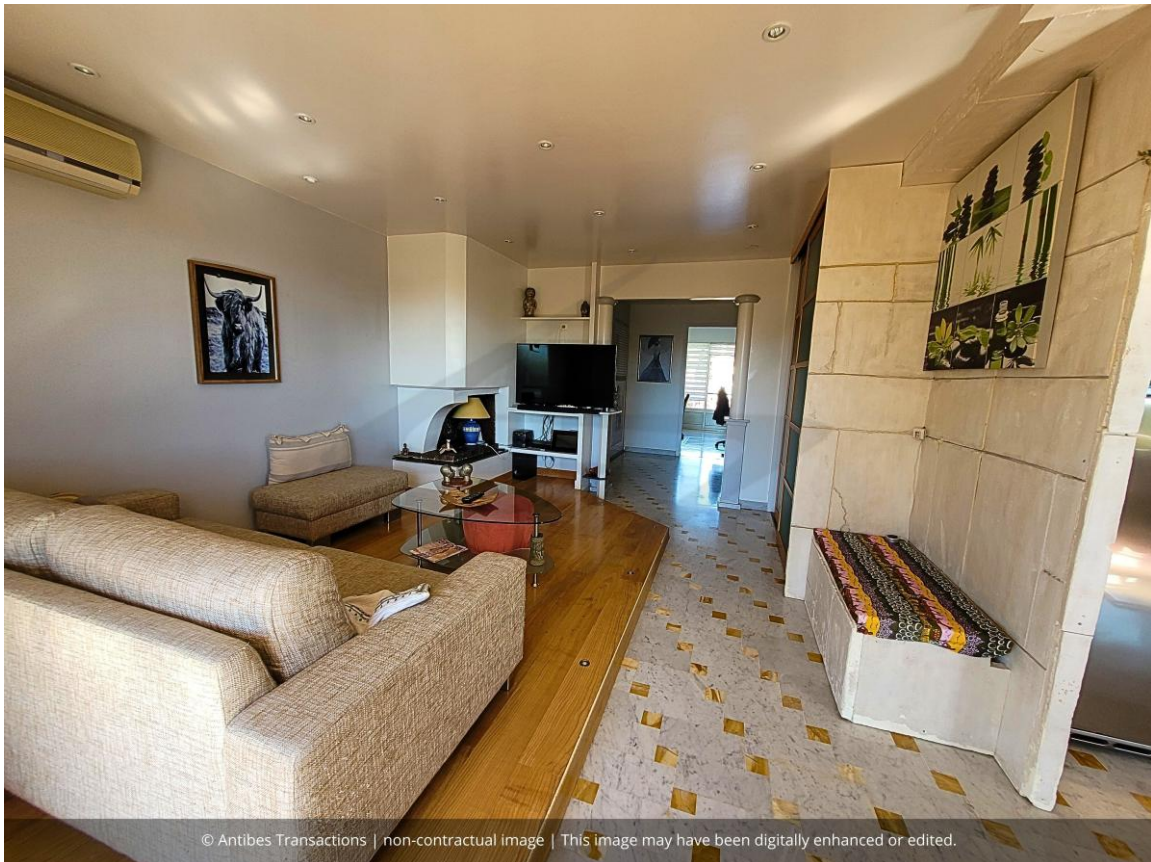
Legal information about the real estate agency Antibes Transactions

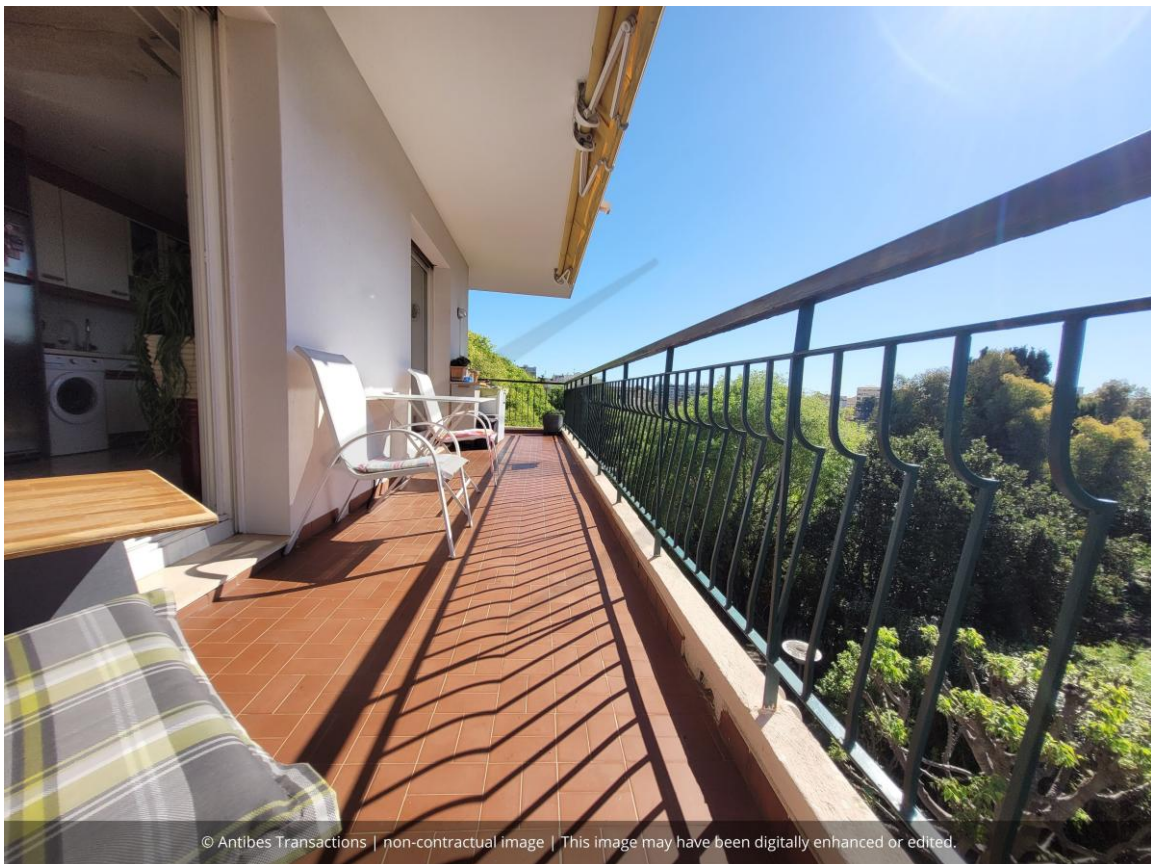
Address: 540 Première Avenue 06600 Antibes | SIREN number: 910 130 996 | Trade register number: 910 130 996 R.C.S. Antibes | Professional licence: CPI 0605 2022 000 000 062 | Real estate agent registered with the centre for business formalities

Disclaimer

This document has been written in April 2025 and it is not contractual. The content of this document has been translated from its original version in French language by a non-official translator and it is provided for information purposes only. For all information on the property required by French law, please refer to the original listing in French by using the following link: <https://www.antibes-transactions.fr/0019.php>

The images on this document are not contractual. They may include elements that are not sold with the advertised property. These images and videos may have been edited or created using computers or other digital tools.

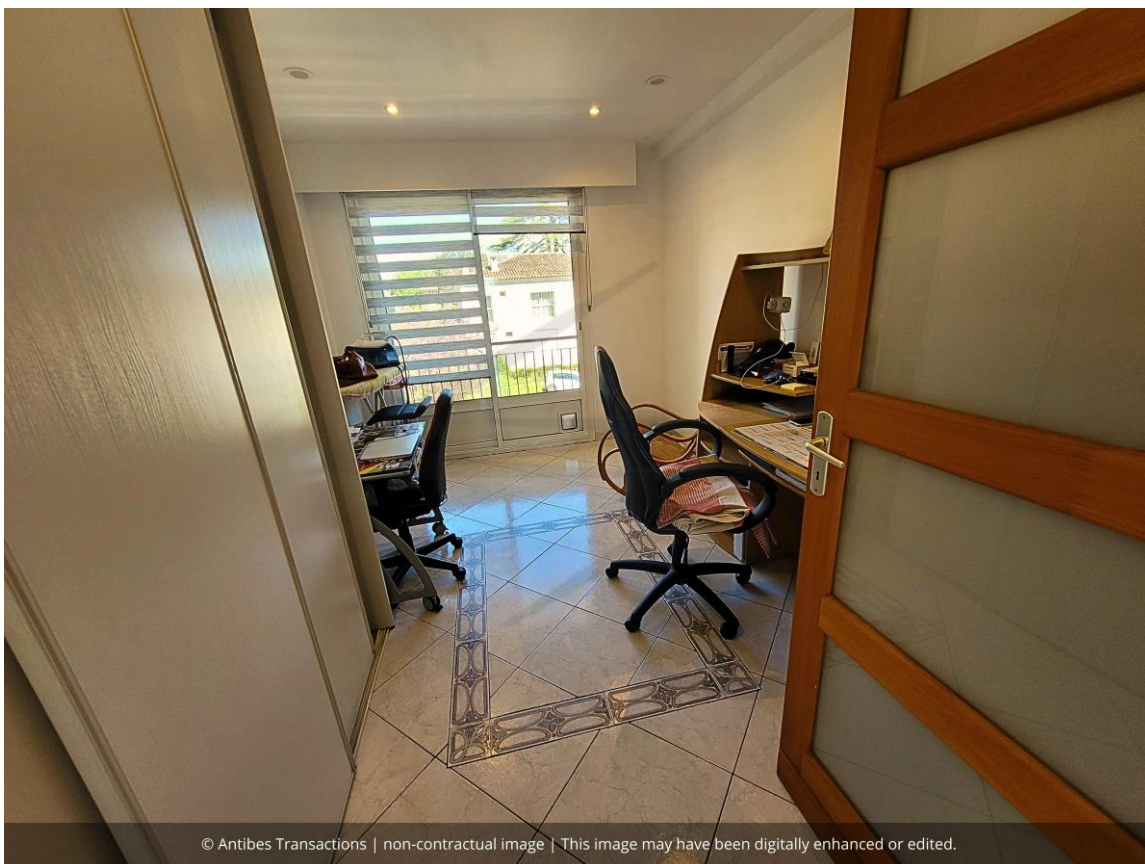








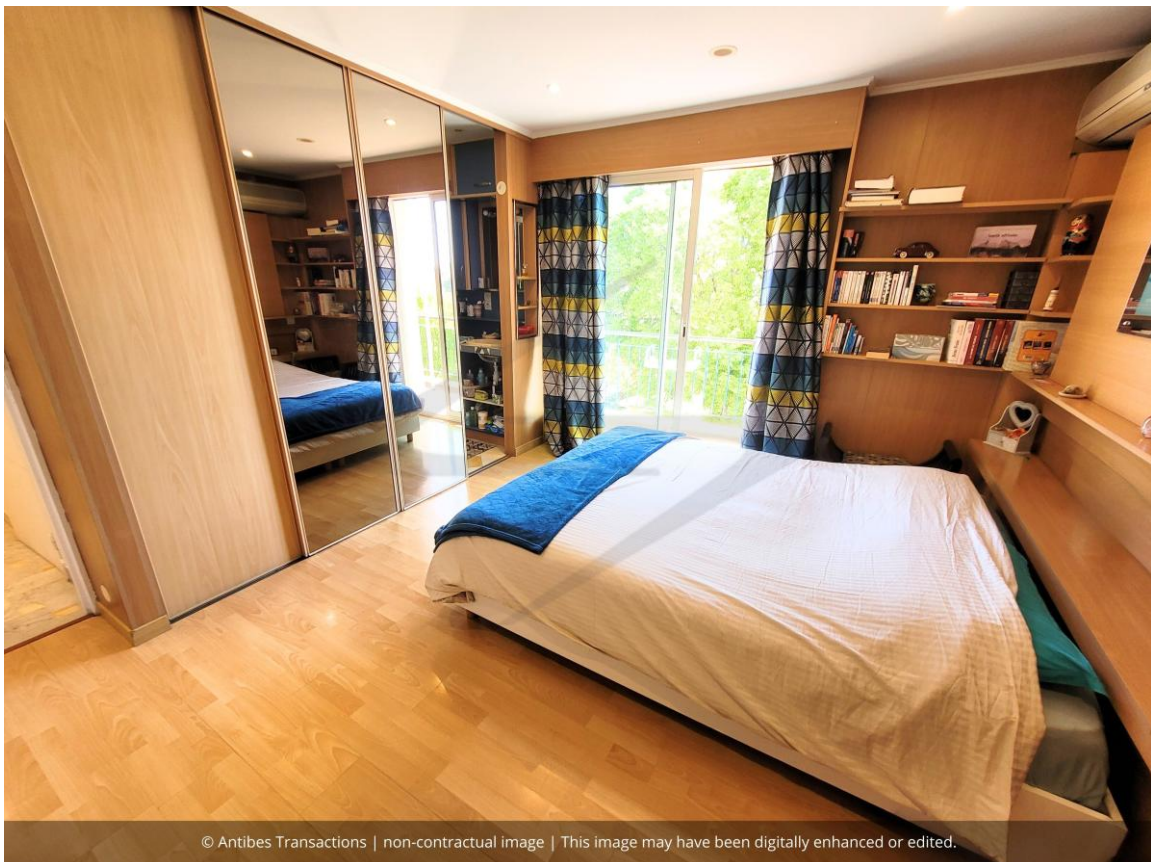
© Antibes Transactions | non-contractual image | This image may have been digitally enhanced or edited.



© Antibes Transactions | non-contractual image | This image may have been digitally enhanced or edited.













© Antibes Transactions | non-contractual image | This image may have been digitally enhanced or edited.



Indicative interior design (non-contractual image)

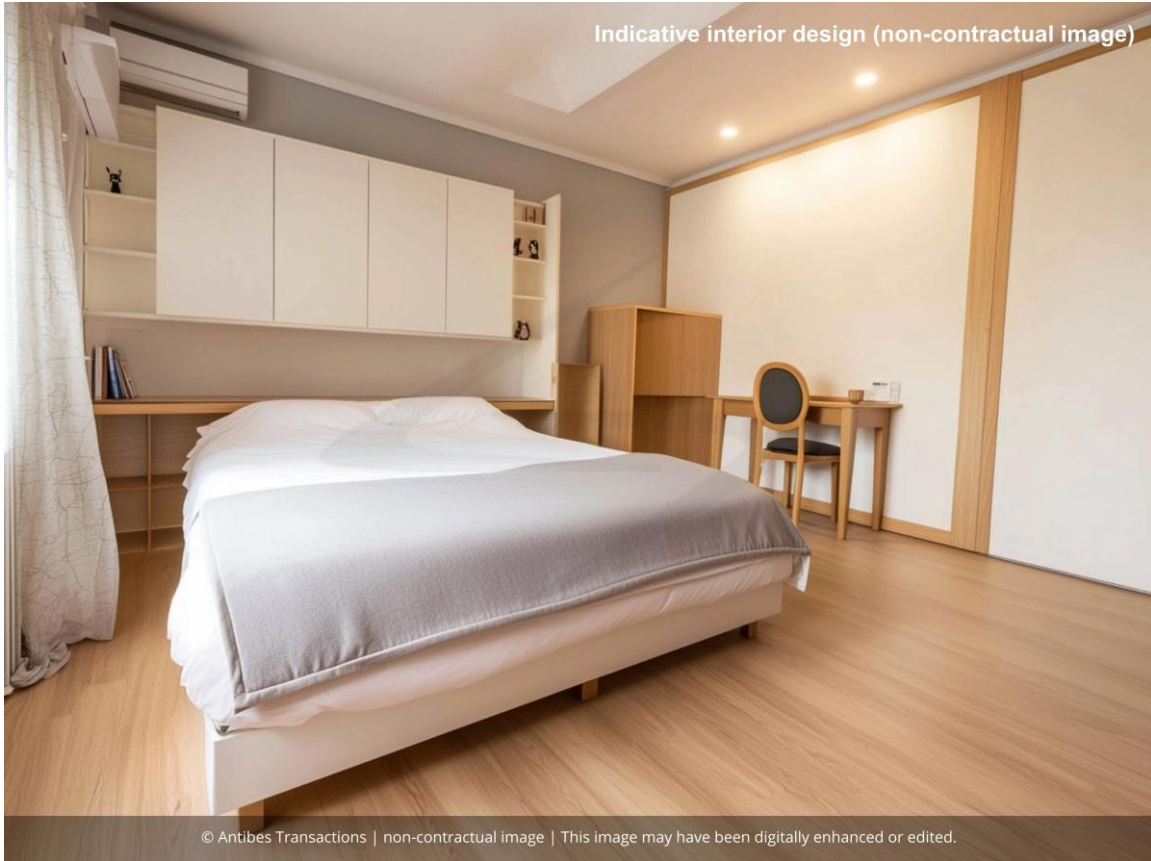
© Antibes Transactions | non-contractual image | This image may have been digitally enhanced or edited.

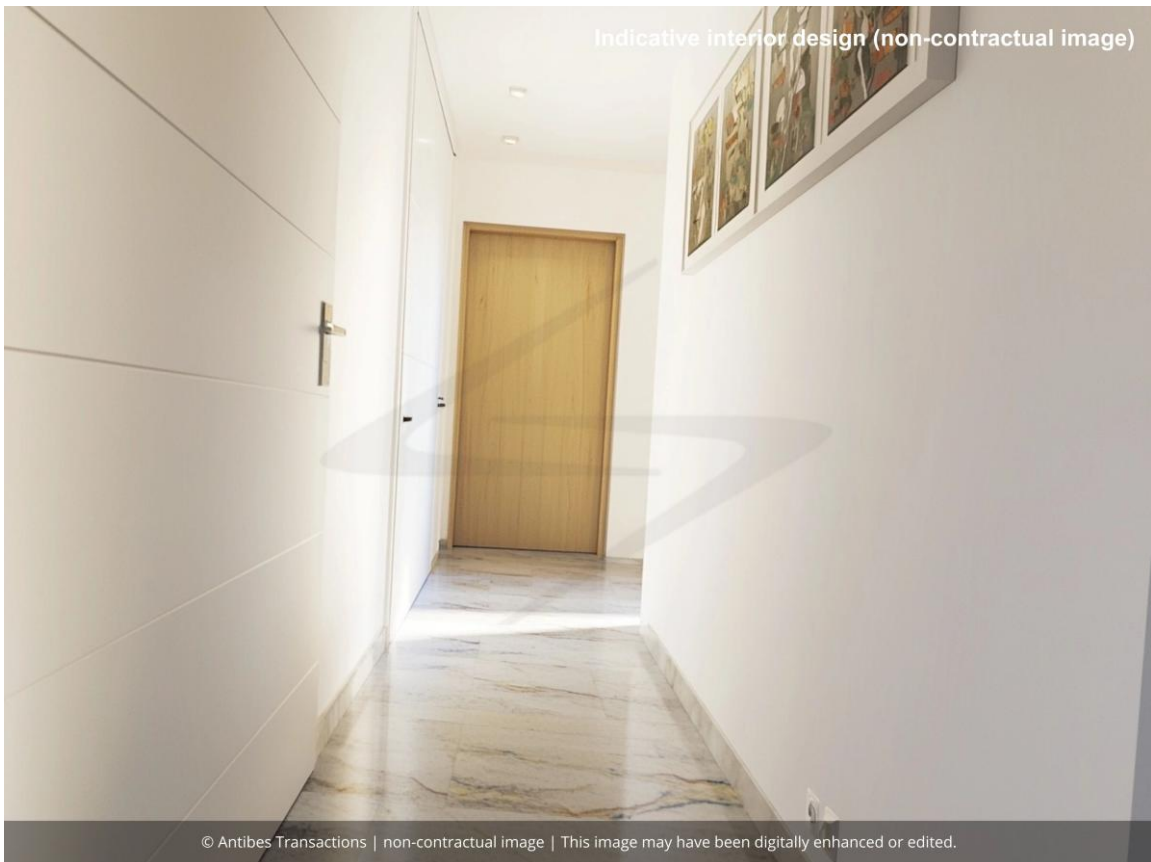


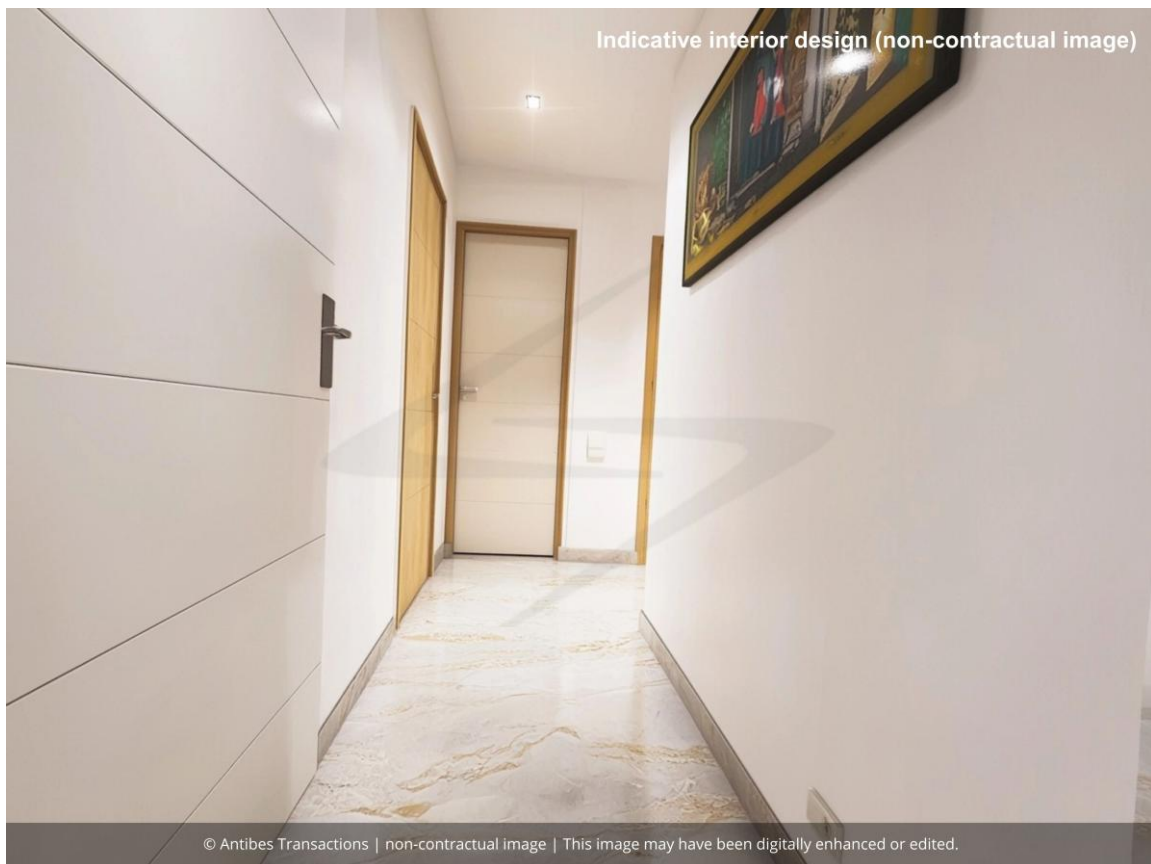
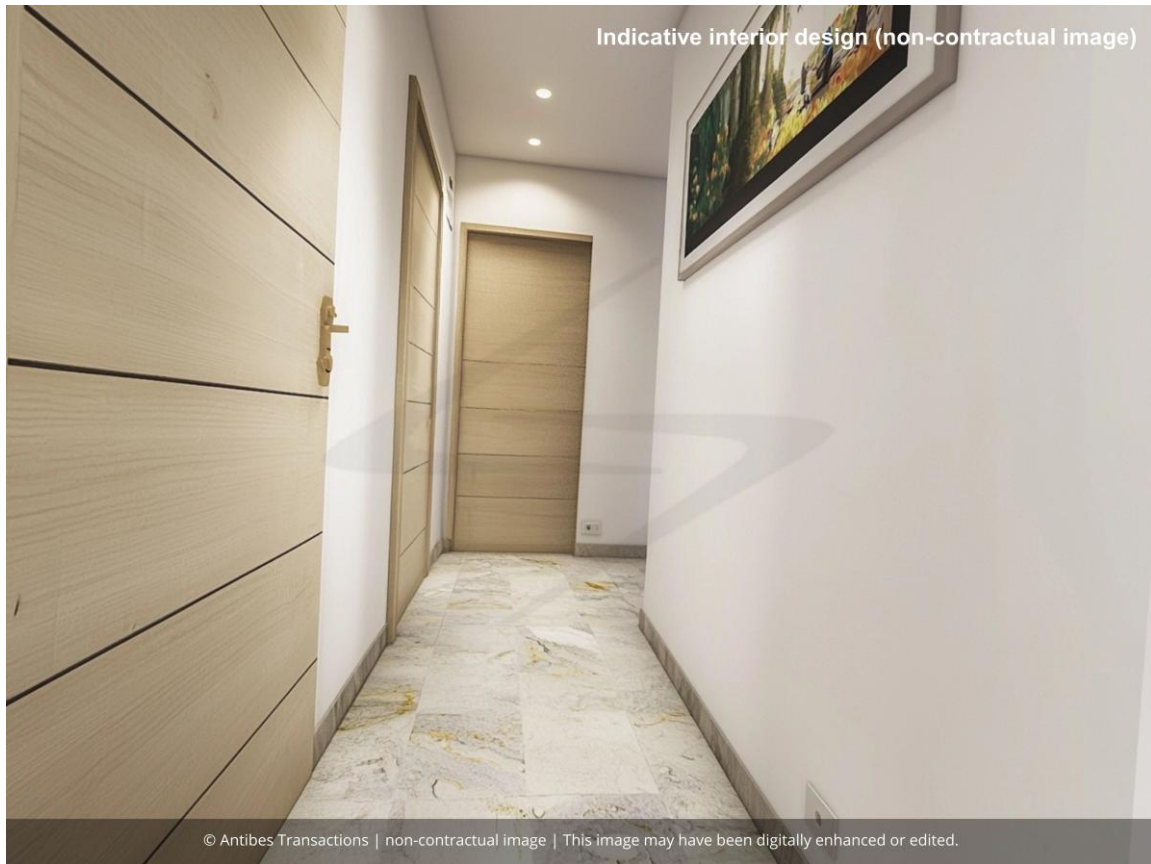








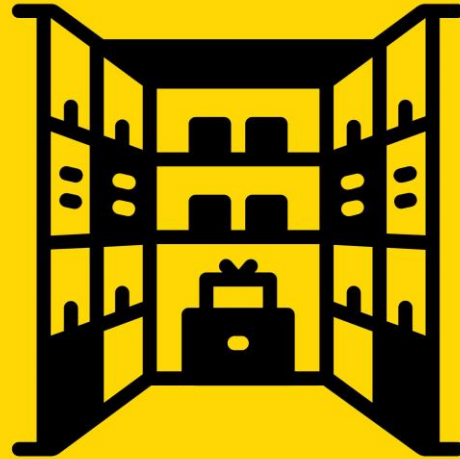




GARAGE



CELLAR



COMMUNAL MEETING AREA AVAILABLE





Dante Obregon

President

Real Estate Agency Antibes Transactions

📍 540 Première Avenue 06600 Antibes

☎ 09 70 44 87 17

📱 06 18 46 92 74

✉ contact@antibes-transactions.fr

🌐 www.antibes-transactions.fr

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

SIREN number: 910 130 996

Professional licence number: CPI 0605 2022 000 000 062

ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

