



CHARMING STUDIO IN THE CITY CENTRE OF ANTIBES WITH ALCOVE, SEPARATE KITCHEN AND CELLAR

EXCLUSIVE LISTING ANTIBES TRANSACTIONS | SALE PRICE: €138,000,

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

Enjoying a prime central location, in immediate proximity to shops, schools, bus stops, and the main attractions of Antibes and Juan-les-Pins, this flat is situated in a well-maintained residence featuring several lifts, a collective gas heating system, two street access points, and the presence of a caretaker.

Located on the 1st floor, this studio-type flat has a north-west exposure and offers a surface area of approximately 28.38 m² (Carrez law). It comprises an entrance hall, a living room with built-in cupboards, a separate unfitted kitchen with cupboard, and a shower room with toilet. The living room and kitchen enjoy an urban view. A cellar adds to the comfort of this property.

This spacious studio combines charm and everyday practicality. It is equipped with double windows in the living room and kitchen, electric shutters in the living room, manual shutters in the kitchen, reversible air conditioning in the living room, and radiators with individual meters in each room.

The flat offers great potential and is an excellent base for a renovation project to your taste. Please note: the plumbing has already been recently redone.

Breakdown of surface areas:

entrance hall: 2.88 m², living room: 17.45 m², kitchen: 4.91 m², shower room + toilet: 3.14 m²

This studio is an ideal opportunity, whether for a first-time purchase, a pied-à-terre, or a rental investment. It offers a convenient and pleasant living environment, combining the comfort of a well-maintained residence with immediate proximity to the town centre of Antibes and its amenities.

Energy and climate performance (Energy performance inspection report carried out on 5 May 2025)

- ENERGY RATE: E

276 kWh/m²/year consumption (primary energy) | 222 kWh/m²/year of final energy

- CLIMATE RATE: D

44 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €700 and €1,020 per year

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

The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).



Non-contractual image



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_0025.php
(QR code on the right)



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



Additional information

Real estate agency fees payable by the seller: fixed fee of €5,000 inclusive of the VAT

Average annual condominium service charges paid by the seller: approximately €1,252, as declared by the seller. Gas heating, hot water, cold water, lift, caretaker, and maintenance of the communal areas are included in the service charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 315 (including 102 residential units)

Professional condominium management company

Property tax: approximately €613, as declared by the seller

Condition of the property: to modernise

Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 09 70 44 87 17 / 06 18 46 92 74

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

Siren number: 910 130 996

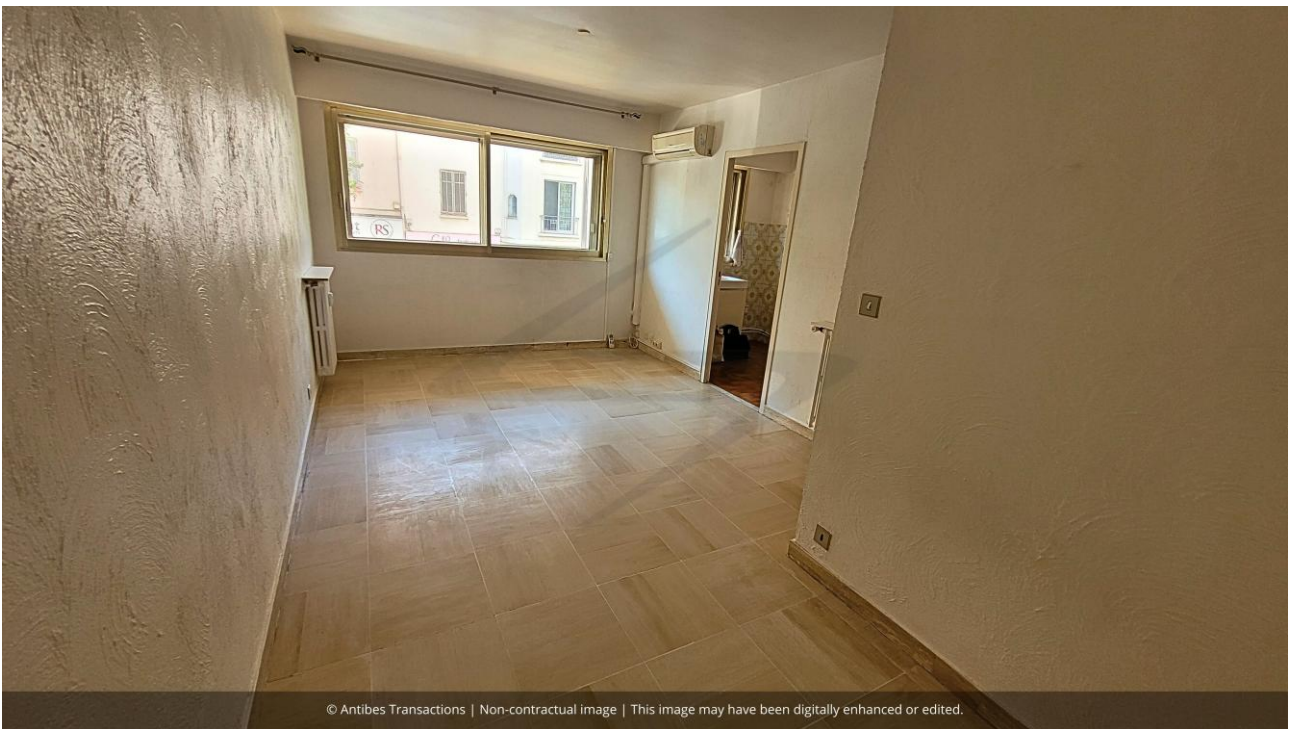
Professional licence number: CPI 0605 2022 000 000 062

Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

Disclaimer

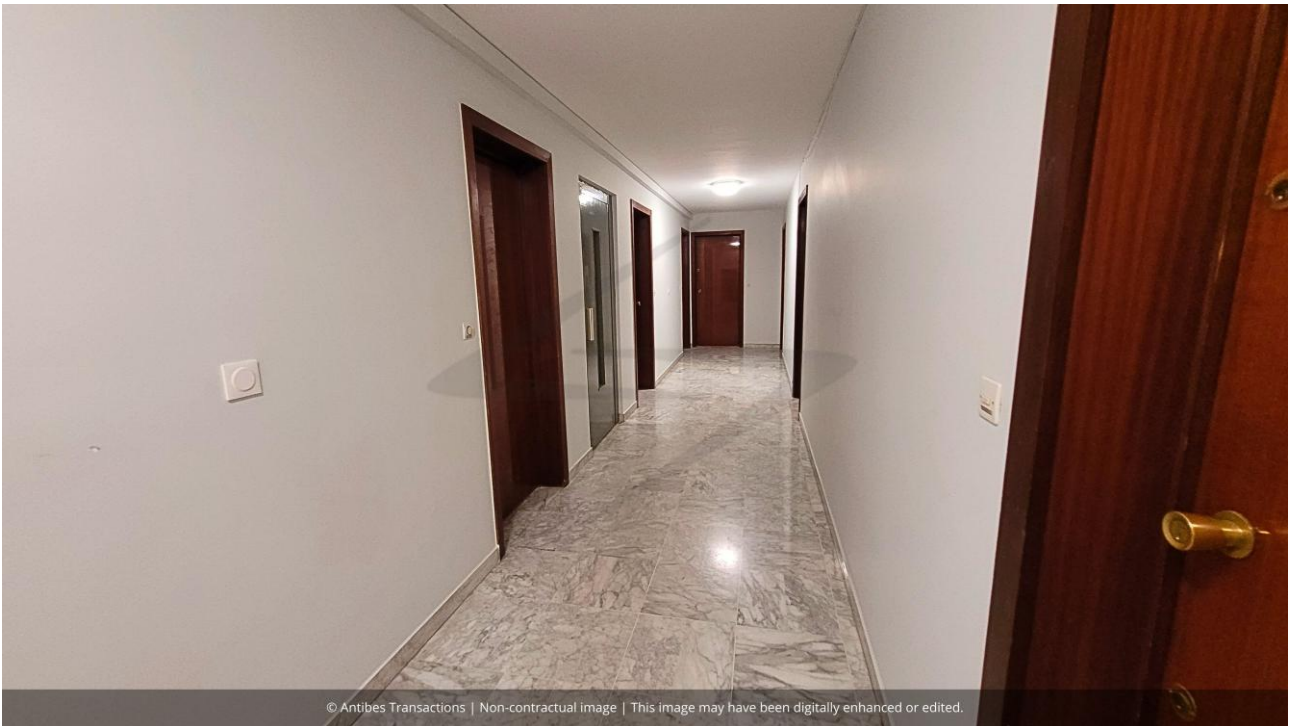
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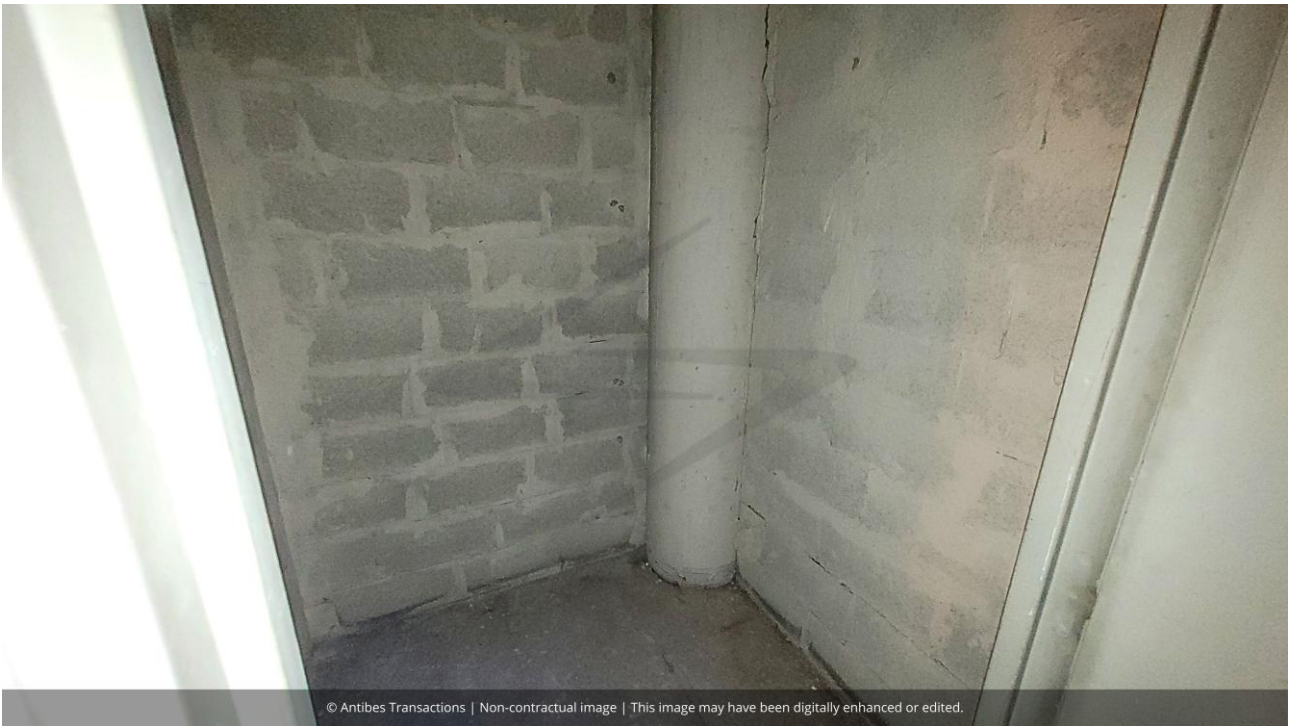
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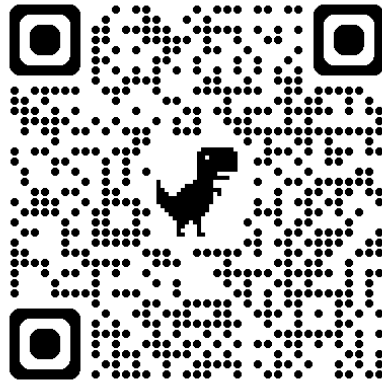






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0025.php



Dante Obregon

President

Real Estate Agency Antibes Transactions

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✉ contact@antibes-transactions.fr

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Agence immobilière | Real Estate Agency

