



**BEAUTIFUL 4-BEDROOM FAMILY HOUSE IN ANTIBES
WITH TWO PARKING SPACES WITHIN A SOUGHT-AFTER CO-OWNED RESIDENCE
FEATURING SWIMMING POOLS, TENNIS COURTS, AND GARDENS**

EXCLUSIVE LISTING ANTIBES TRANSACTIONS | SALE PRICE: €669,000,

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

Located within a prestigious residence, this terraced house has been fully renovated in 2019 and offers an area of approximately 95.89 m² (Carrez law) as well as an exceptional living environment in a calm, green, and secure setting. Ideally situated, the house is just ten minutes by car from the International Centre of Valbonne (CIV), close to Sophia Antipolis, the A8 motorway access, the Antibes commercial area, and the upcoming "Village de Sophia" development.

The residence in which this beautiful house is located stands out for the quality of its spaces and the richness of its amenities: two swimming pools, including one for children, two tennis courts, a pétanque pitch, a basketball hoop, table tennis tables, a fitness trail, a landscaped park with nursery, a children's play area, and vast, well-maintained green spaces. The presence of an on-site caretaker ensures daily peace of mind and upkeep.

The house is arranged as follows:

On the garden level: an entrance hall, a fully fitted open-plan kitchen, a bright east-facing living/dining room, a separate WC (with window, wall-hung toilet, cupboard, and hand basin), and the right to exclusive use of a very beautiful garden.

On the first floor: four bedrooms, including a master suite with shower room and balcony; a bathroom (with double washbasin and heated towel rail); a separate WC (with wall-hung toilet); and a corridor (with built-in storage cupboard).

In the basement: a fitted utility room, a workshop, and a storage cellar.

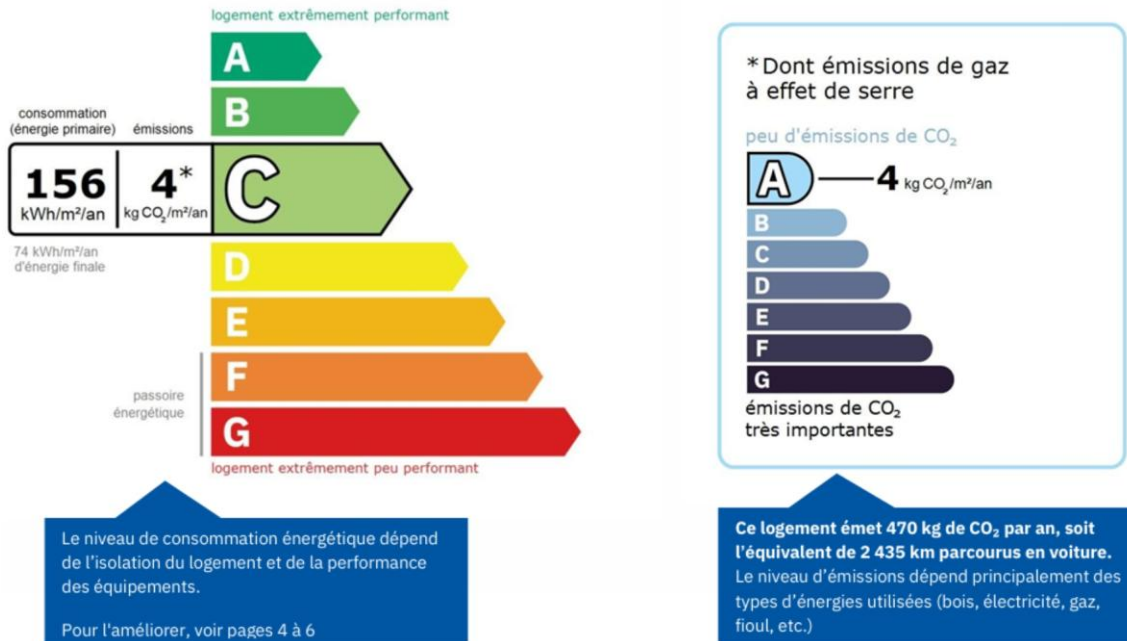
The comfort of the house is enhanced by the beautiful open view from the rear façade, built-in wardrobes in three of the bedrooms, reversible air conditioning in all main rooms, a pellet stove in the living room, double glazing, traditional wooden shutters, electric convactor heaters, an electric water heater, fibre-optic internet access, and a storage area in the loft accessible from the upstairs hallway.

This house is an excellent opportunity for a family looking to enjoy a pleasant living environment combining comfort and high-quality features.

Energy and climate performance (Energy performance inspection report carried out on 4 August 2025)

- ENERGY RATE: C
156 kWh/m²/year consumption (primary energy) | 74 kWh/m²/year of final energy
- CLIMATE RATE: A
4 kg CO₂/m²/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €1,180 and €1,660 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).





*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_0029.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: 3.5% of the sale price, inclusive of VAT

Average annual condominium service charges paid by the seller: approximately €4,200 as declared by the seller. Cold water is included in the service charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 258 (including 114 residential units)

Professional condominium management company

Property tax in 2024: approximately €1,635 as declared by the seller

Condition of the property: good condition

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

This document has been written in August 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: www.antibes-transactions.fr/0029.php

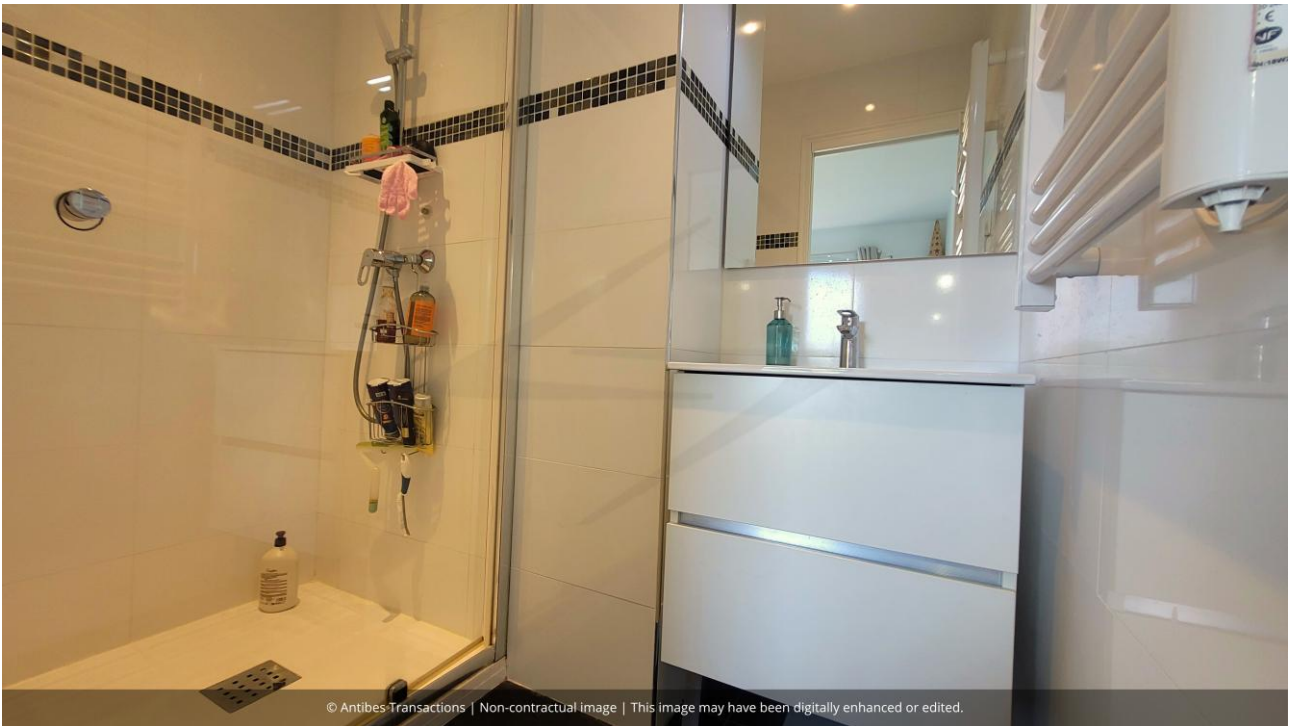
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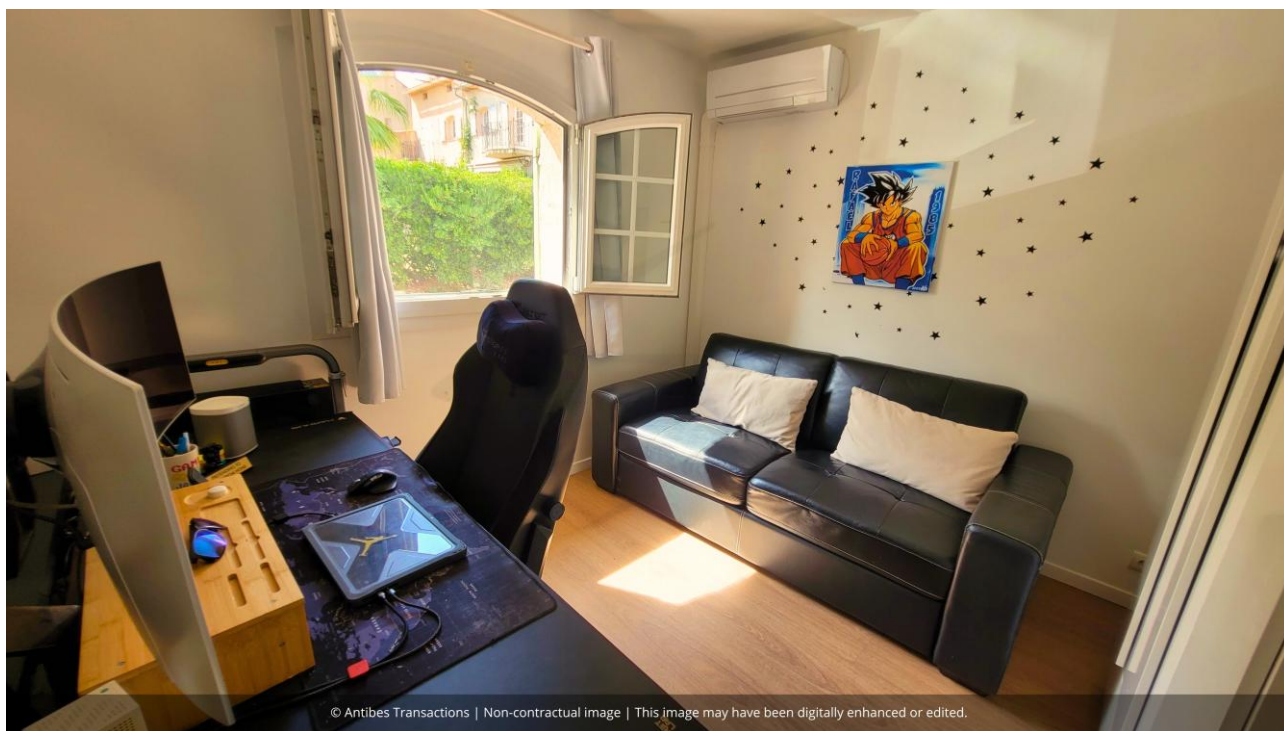


















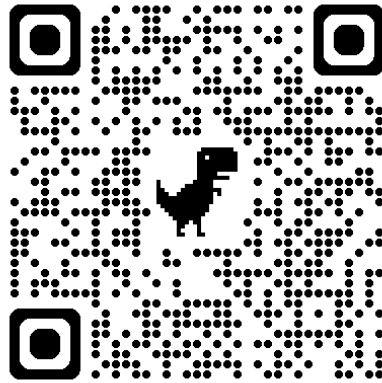






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0029.php



Dante Obregon

President

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Agence immobilière | Real Estate Agency

