



CHARMING FULLY RENOVATED TWO-BEDROOM FLAT IN A SOUGHT-AFTER RESIDENCE WITH SWIMMING POOL

+ DOUBLE GARAGE AND CELLAR

New Listing Antibes Transactions

Sale price : €399 000

Ideally located in a well-kept residence offering a pleasant living environment, this beautiful flat of 59.26 m² (Carrez law), on the 1st floor, has recently been renovated with quality finishes. Not overlooked, this flat benefits from a contemporary and harmonious layout.

It comprises an entrance hall, a living/dining room with open-plan kitchen and study area (totalling over 25 m²), a main bedroom of more than 13 m², a second bedroom of over 9 m², a bathroom with bath and WC, a separate toilet with wall-hung WC, as well as a corridor with storage space. The layout has been optimised by closing and integrating the two original balconies (living room and bedroom), bringing the total floor area (Carrez and non-Carrez) to more than 71 m².

Comfort is enhanced by reversible air conditioning in each bedroom and the living room, double glazing (except in the main bedroom), cross-ventilation thanks to the dual north (bedrooms) and south (living room) aspect, electric shutters in the main bedroom, collective gas heating with individual distributors, as well as fibre optic. A tandem double garage with adjoining cellar (benefiting from an electrical installation with distribution board) completes this property.

The co-ownership is distinguished by its large swimming pool with sea view, landscaped gardens, the presence of a caretaker and a lift in the building. It enjoys a privileged location between Antibes and Juan-les-Pins, close to road access, the "Les Austrichiens" bus stop, shops and schools, including the Institution du Mont Saint Jean (within walking distance) and the Notre-Dame de la Tramontane primary and secondary schools.

A rare property on the market, ideal for a young family seeking a pleasant lifestyle while remaining close to Antibes amenities. A must-see!

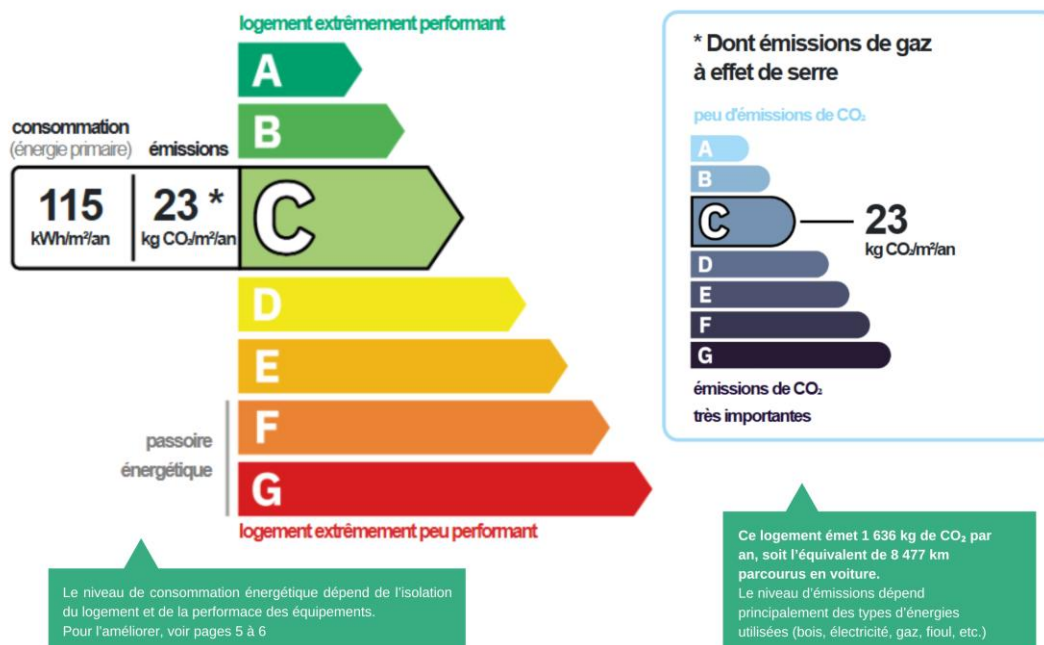
For further information or to arrange a viewing, contact Antibes Transactions on 06 18 46 92 74. We will be happy to assist you in making your property project a reality.

Energy and climate performance (energy performance inspection report carried out on 16 January 2024)

- ENERGY RATING: C
115 kWh/m²/year consumption (primary energy) | 108 kWh/m²/year final energy
- CLIMATE RATING: C
23 kg CO₂/m²/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €460 and €680 per year

Average energy prices indexed on 1st January 2021 (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_0032.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 amount of €19,000 inclusive of VAT (corresponding to 4.761% inclusive of VAT of the sale price)

Average annual condominium service charges paid by the seller : approximately €3,600, amount declared by the seller. Cold water, hot water and heating are included in the charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 353 (including 173 residential units)

Professional managing company

Property tax: approximately €900, amount 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").

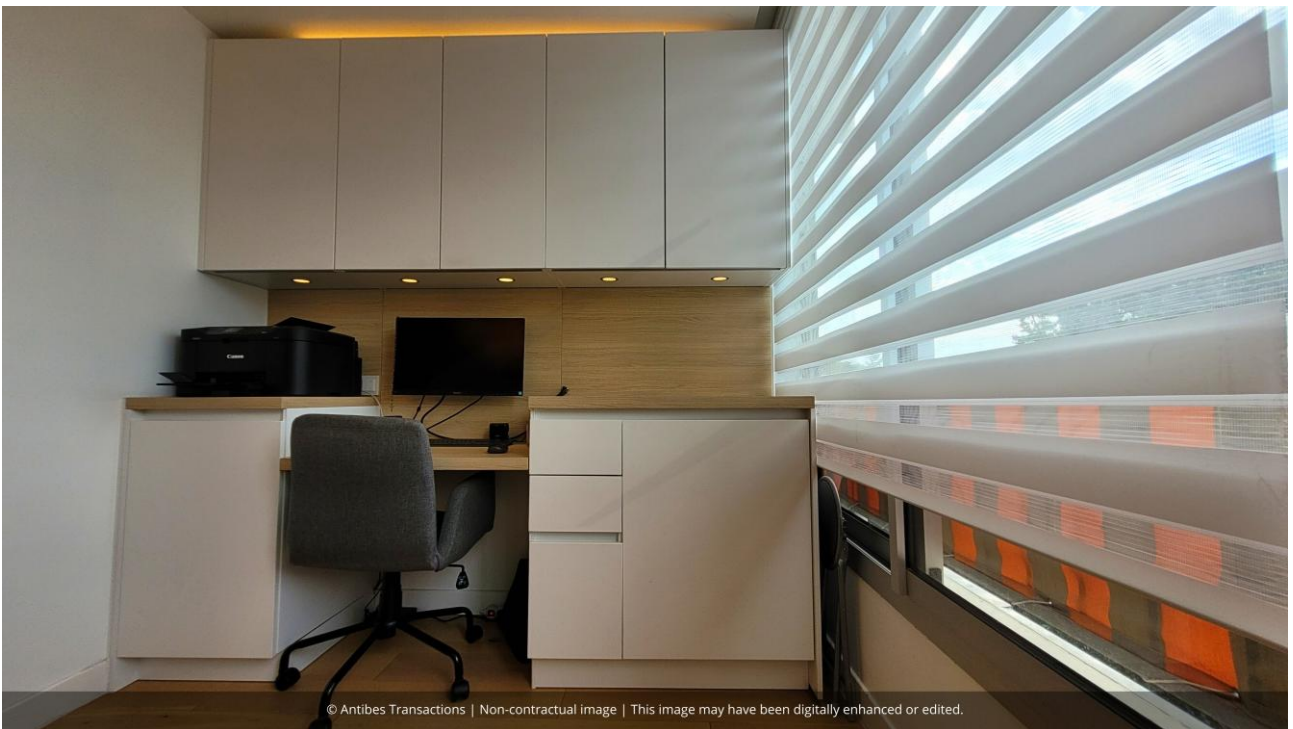
Disclaimer

This document has been written in September 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/0032.php

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



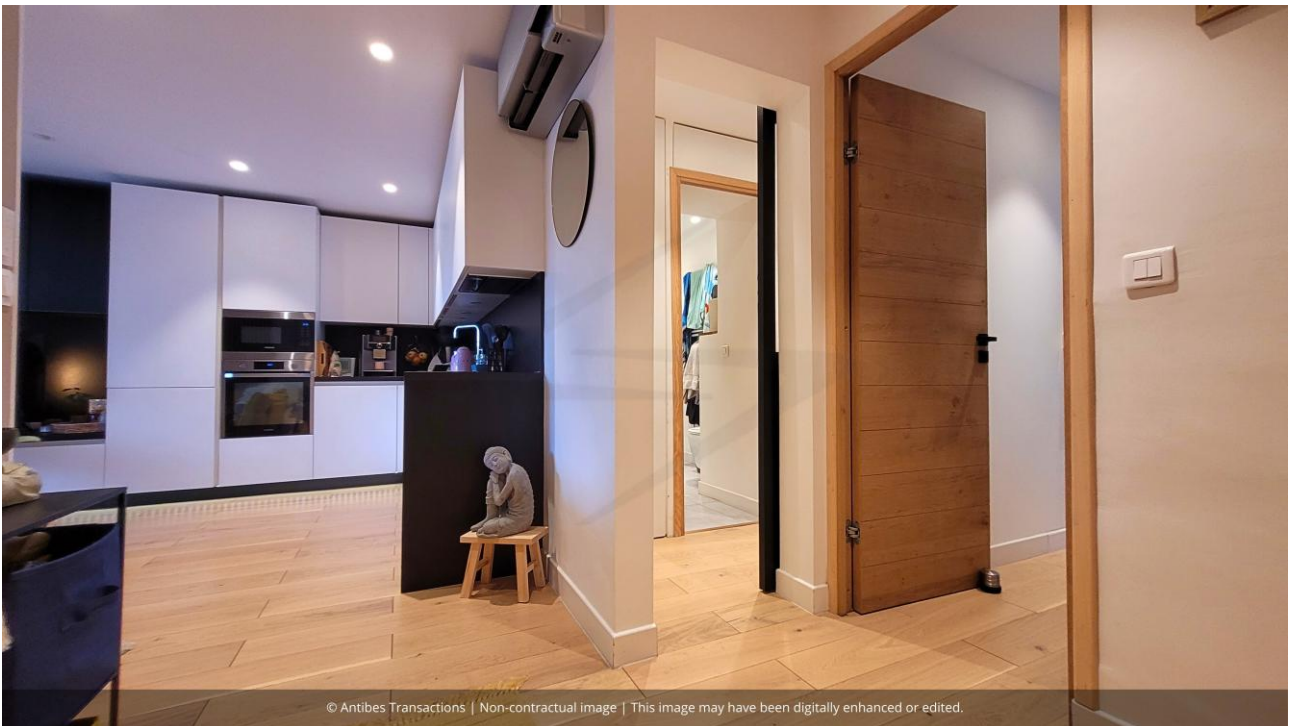


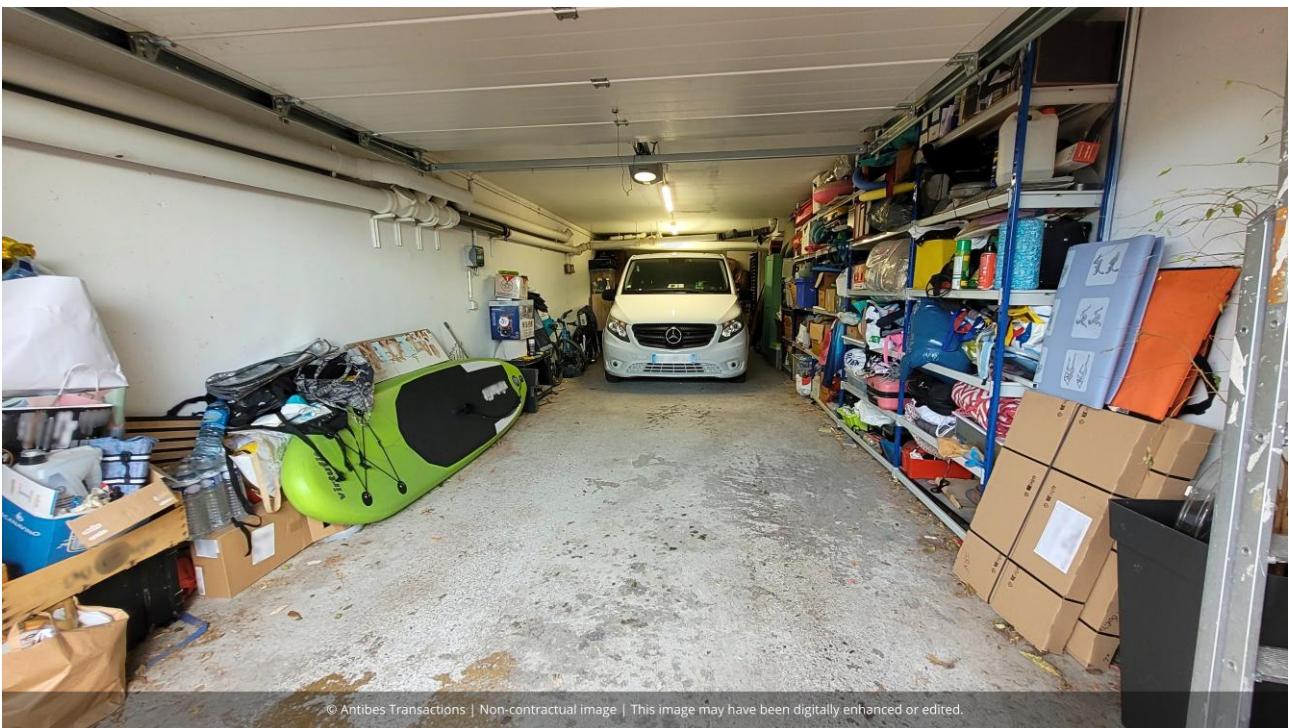










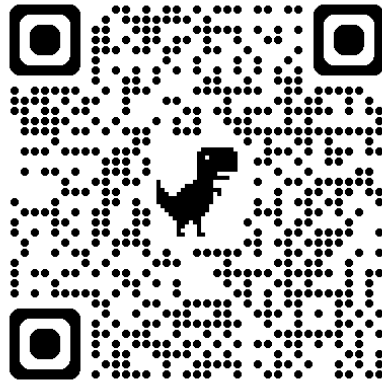






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0032.php



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

Professional licence number: CPI 0605 2022 000 000 062

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

SIREN number: 910 130 996

ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

