



# EXCLUSIVE AGENCY AGREEMENT

## LARGE 1-BEDROOM APARTMENT IN THE VERY CENTRE OF ANTIBES



Dante Obregon  
06 18 46 92 74

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### LARGE 1-BEDROOM APARTMENT IN THE VERY CENTRE OF ANTIBES WITH CELLAR AND COMMUNAL PARKING

Exclusive Agency Agreement Antibes Transactions

Sale price: €335,000

Contact us on 06 18 46 92 74

This large one-bedroom apartment is ideally located in the heart of Antibes town centre, on the fifth floor of a well-maintained residence with lift, communal parking and co-ownership regulations dated 15/02/1963. The apartment has recently been fully renovated and enjoys an ideal location between Antibes and Juan-les-Pins. It is close to shops, town attractions, beaches, the train station and bus stops.

This attractive apartment, with a floor area of 58.47 sqm (Carrez Law), consists of an entrance hall with storage cupboard, a large living/dining room, a separate fully fitted kitchen, a shower room, a separate WC with wall-hung toilet and window, one bedroom with built-in wardrobe, a balcony serving the living room (south-facing, slightly west-facing) and a corner balcony serving the kitchen and bedroom.

In very good condition and tastefully decorated in a modern and neutral style, with a functional layout, the apartment benefits from a city view from the living room, a partial sea glimpse from the bedroom side and natural cross ventilation thanks to its dual aspect.

Comfort is ensured by double-glazed windows and French doors, air conditioning in the living room/dining room, a new electrical installation, floating parquet flooring (living room, bedroom and hallway), tiled floors (wet rooms), collective heating, fibre-optic internet connection and an electric hot water tank.



A cellar completes this property. It is also possible to acquire, at an additional cost, a large garage located on the ground floor of a nearby residence.

<b>SURFACE DETAILS</b>	
<b>Room / Area</b>	<b>Carrez Law Surface</b>
Entrance + cupboard	8.83 sqm
Living room	25.53 sqm
Kitchen	7.76 sqm
Shower room	3.87 sqm
Bedroom + cupboard	11.76 sqm
WC	0.72 sqm
<b>Total</b>	<b>58.47 sqm</b>

<b>Other surfaces</b>	<b>Non-Carrez surface</b>
Balcony serving the living room	9.90 sqm
Balcony serving the bedroom and kitchen	6.43 sqm
WC	0.64 sqm
<b>Total</b>	<b>16.97 sqm</b>

This property is ideal for a single person or a young couple wishing to enjoy easy access to the town's attractions, or for an investor looking to benefit from its strong rental potential. A viewing is highly recommended!

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 3<sup>rd</sup> December 2025)**

- ENERGY RATING: C

134 kWh/m<sup>2</sup>/year consumption (primary energy) | 100 kWh/m<sup>2</sup>/year final energy

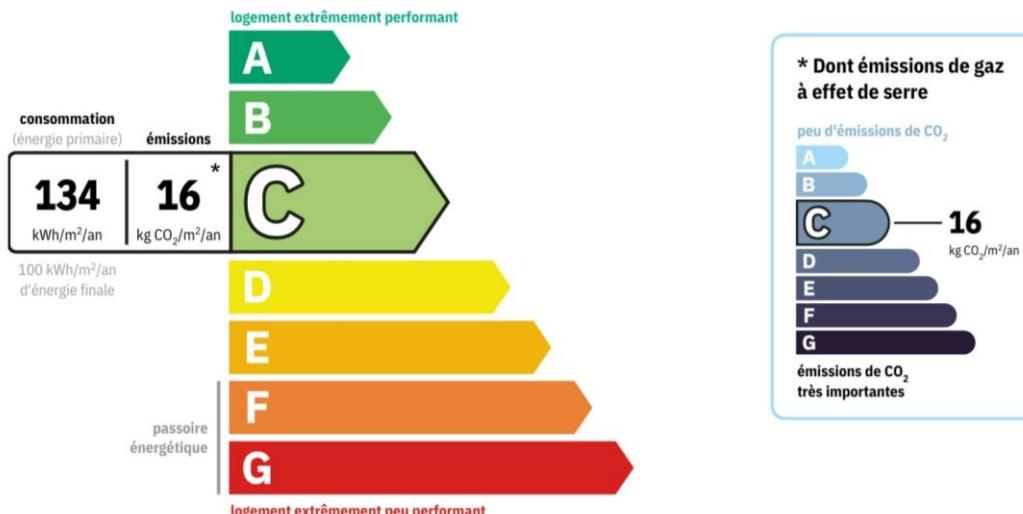
- CLIMATE RATING: C

16 kg CO<sub>2</sub>/m<sup>2</sup>/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between 770 € and 1,100 € per year

Average energy prices indexed based on 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).



## Geographical location



*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](http://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\\_0039.php](http://www.antibes-transactions.fr/erp_0039.php)  
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You can see the fee schedule from Antibes Transactions on our website:  
[www.antibes-transactions.fr/EN/honoraires.php](http://www.antibes-transactions.fr/EN/honoraires.php)  
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### Additional information

Real estate agency fees payable by the seller : 3.5% incl. VAT of the sale price

Average annual condominium service charges paid by the seller : approximately €2,160, amount declared by the seller.

Property sold subject to co-ownership regulations

Number of units in the condominium: 40 (including 35 residential units)

Professional property manager

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.

The professional licence of the estate agency Antibes Transactions states "No holding of client funds" and "No financial guarantee". Antibes Transactions is therefore not authorised to receive or hold any funds, instruments or valuables other than those representing its remuneration in the course of its property transaction activities.

### Disclaimer

This document has been written in January 2026 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/0039.php](http://www.antibes-transactions.fr/0039.php)

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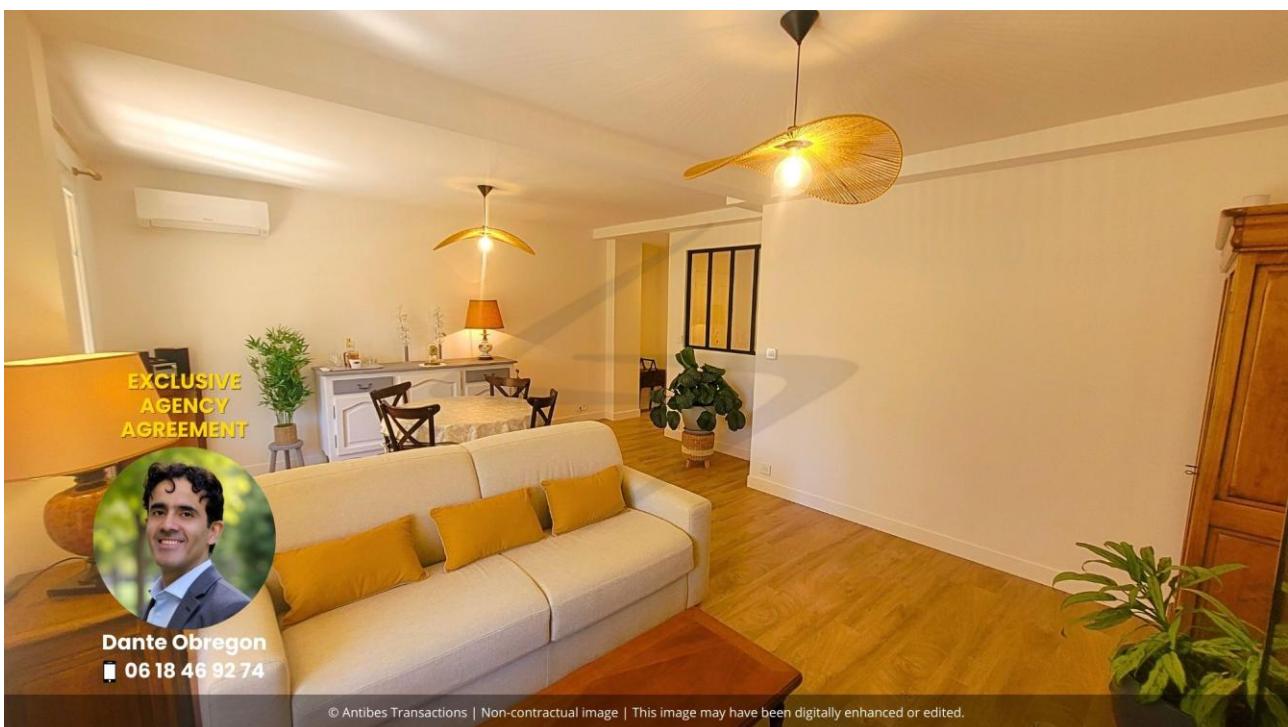


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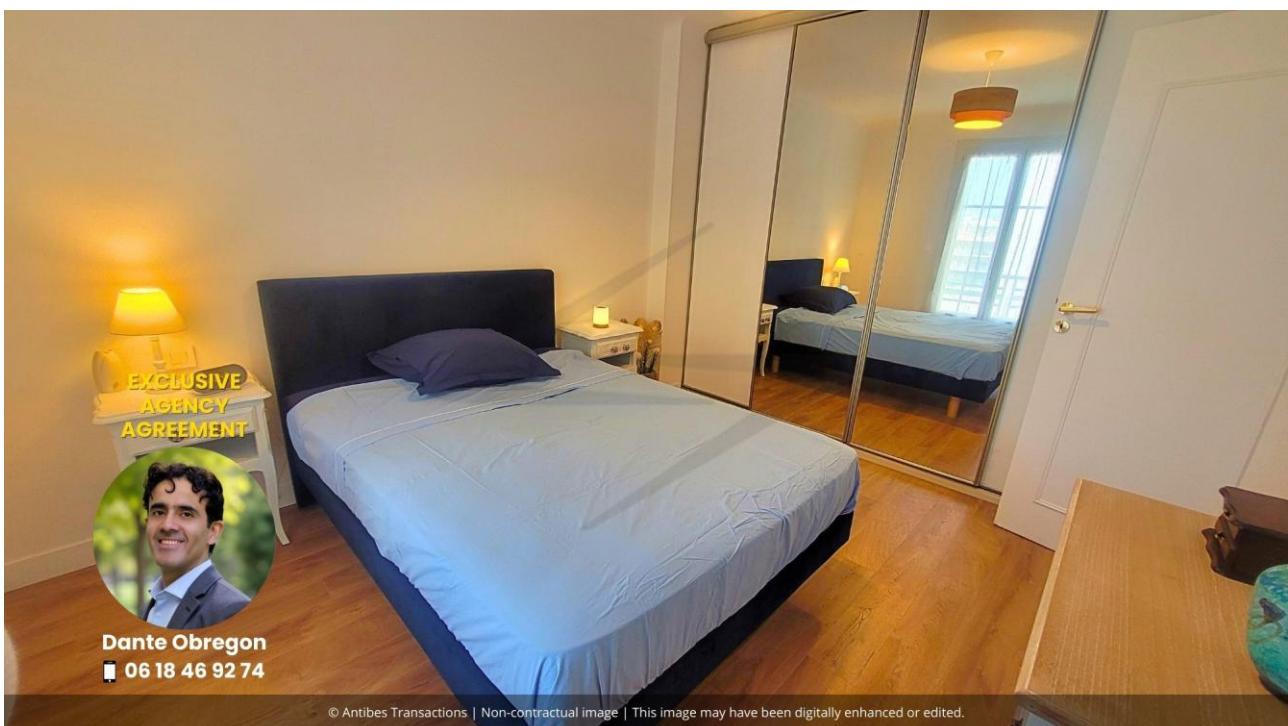


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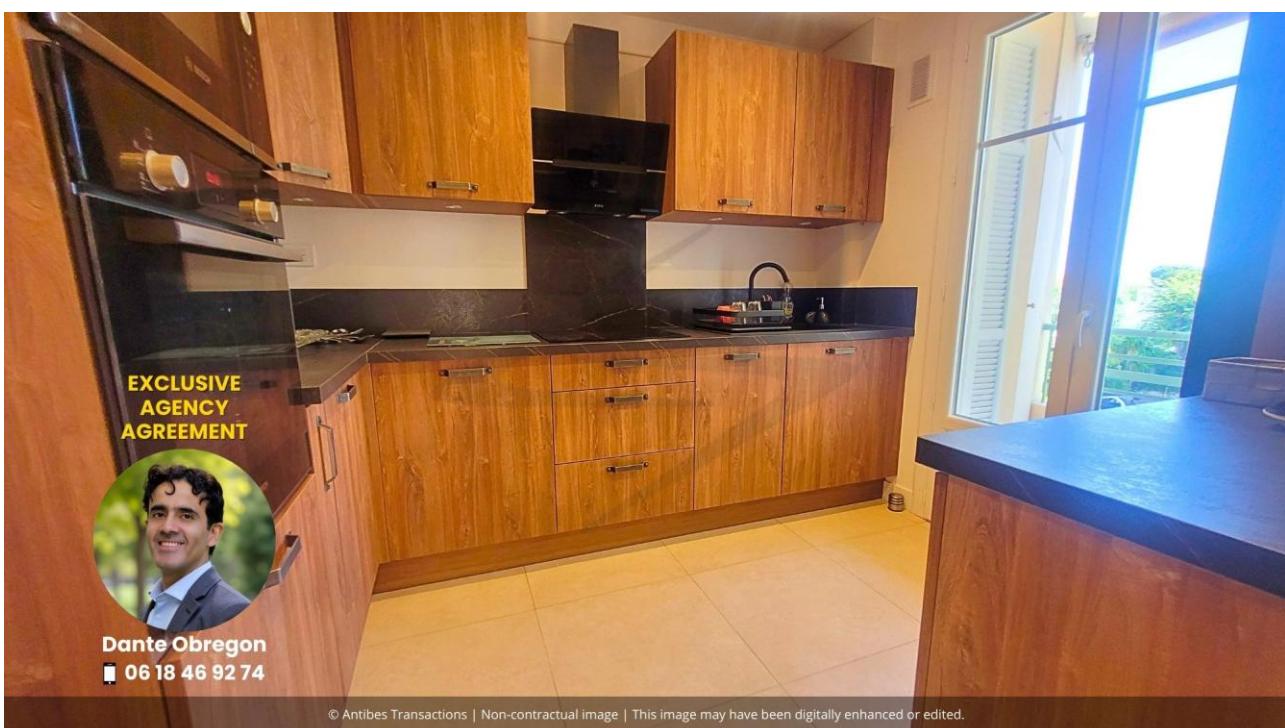
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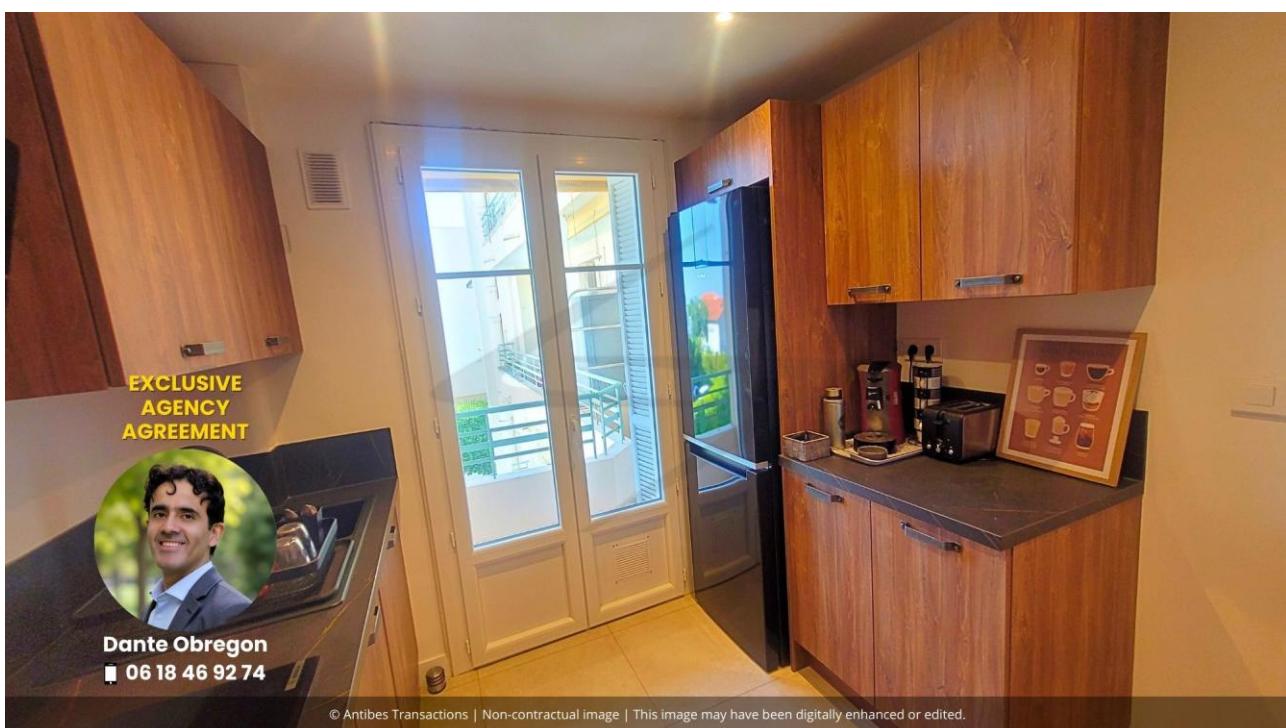
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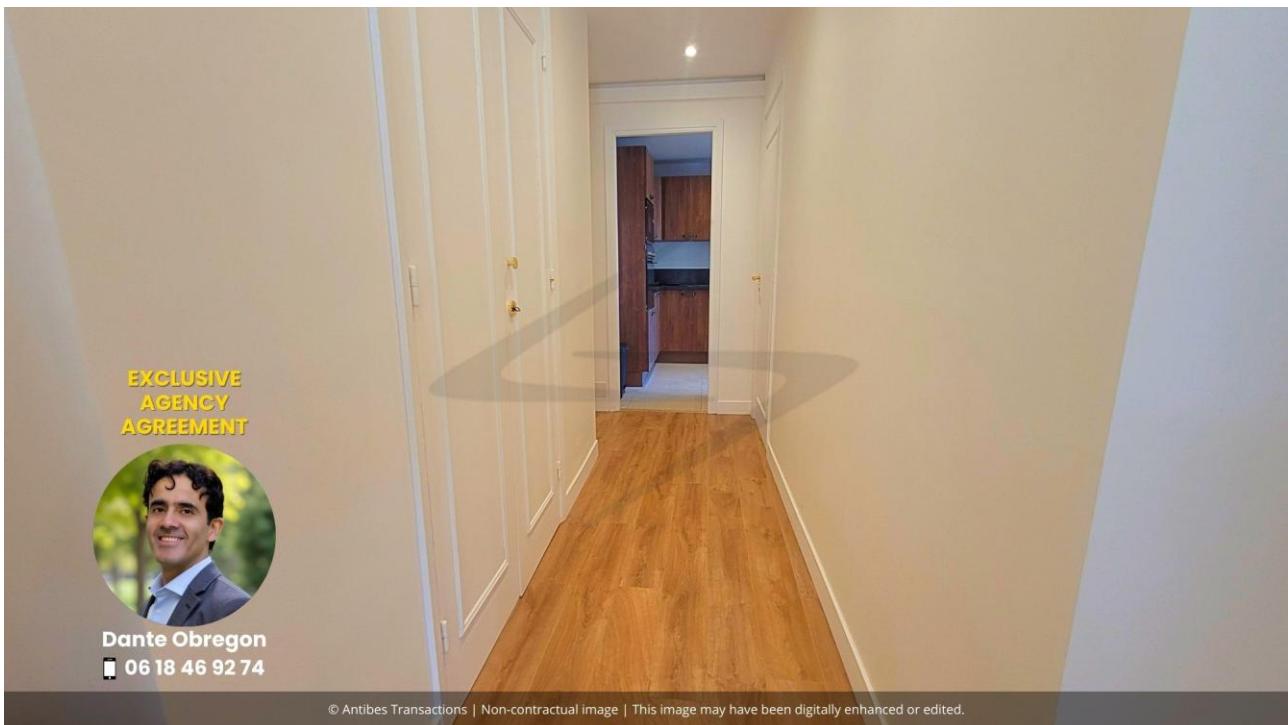
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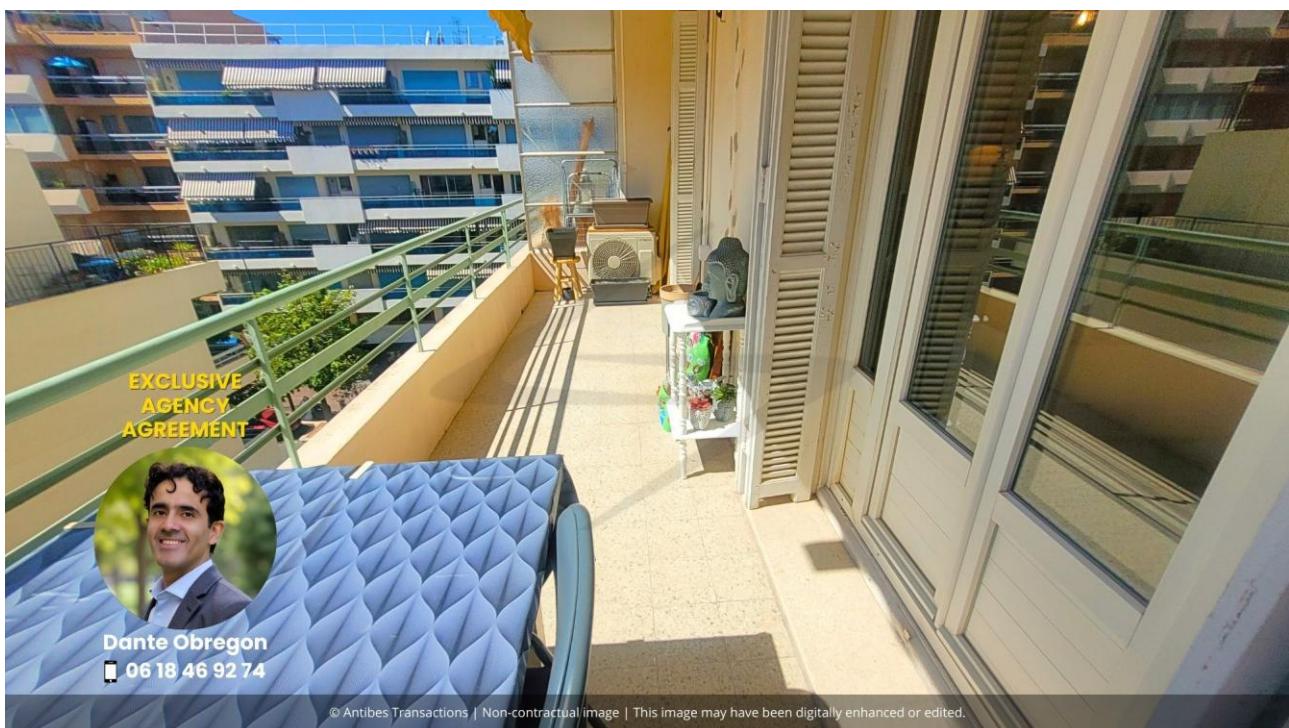


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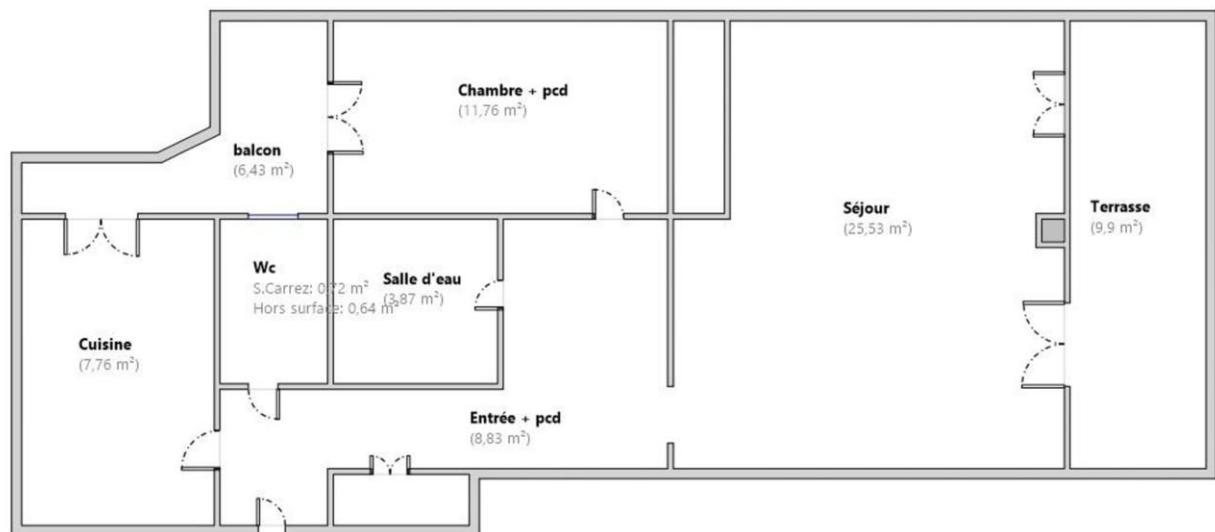
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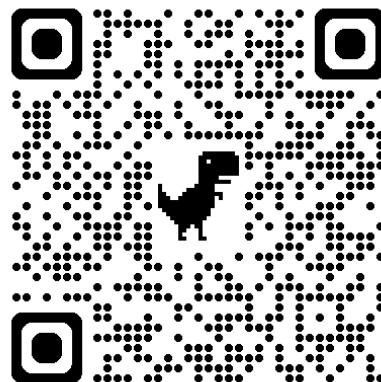
**Sketch of the apartment**



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

[www.antibes-transactions.fr/EN/0039.php](http://www.antibes-transactions.fr/EN/0039.php)



## Dante Obregon

President

Real Estate Agency Antibes Transactions

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