



**BEAUTIFUL THREE-BEDROOM FLAT  
WITH 2 PARKING SPACES AND CELLAR  
CLOSE TO ANTIBES CITY CENTRE  
New listing Antibes Transactions  
Sale price: €409,000**

Very well located in the Laval district, just a few minutes' walk from Antibes town centre, the train station, schools and local shops, this beautiful flat enjoys a residential setting whilst remaining close to amenities and the town's attractions.

Situated on the third and penultimate floor of a well-maintained residence (co-ownership regulations dated 29/05/1974), this attractive four-room flat with a floor area of 82.74 m<sup>2</sup> (Carrez law) comprises an entrance hall, living/dining room, separate kitchen, three bedrooms (all with French windows, one with a built-in wardrobe), a hallway with fitted cupboard, a bathroom with window, a separate WC with window and washbasin, as well as two lovely continuous balconies: the first serving the living room, kitchen and one of the bedrooms, and the second serving the other two bedrooms. The layout of the flat allows for a good distribution of space, sensibly separating the sleeping area from the living area.

The flat benefits from partially open views and natural cross-ventilation thanks to its dual aspect: to the east (living room, dining room, kitchen and one bedroom) and to the west (the other bedrooms).

Comfort is ensured by air-conditioning units in the living room and bedrooms, electric roller shutters, electric blinds on each balcony, the collective heating system (gas) and the collective hot water system (gas).

This property represents a rare opportunity on the market, not only due to the quality of the fixtures and fittings inside the flat, but also thanks to the convenience of its annexes: a ground-level garage with motorised door, a large, easily accessible outdoor parking space able to accommodate two medium-sized cars, and a cellar in the basement.

The residence also benefits from shared parking with four spaces. The façade refurbishment and replacement of the car park fencing have been carried out recently. In addition, public street parking in the surrounding roads is free of charge.

DETAIL OF AREAS		
Visited parts of the building	Carrez Law area	Excluded area
Entrance	4.71 m <sup>2</sup>	-
Hallway	7.40 m <sup>2</sup>	-
Bedroom 1	11.68 m <sup>2</sup>	-
Bedroom 2	10.23 m <sup>2</sup>	-
Bathroom	4.50 m <sup>2</sup>	-
Toilet	1.74 m <sup>2</sup>	-
Bedroom 3	12.90 m <sup>2</sup>	-
Living room	20.66 m <sup>2</sup>	-
Kitchen	8.92 m <sup>2</sup>	-
Terrace 1	-	11.34 m <sup>2</sup>
Terrace 2	-	17.52 m <sup>2</sup>

This property is ideal for a family or a young couple working from home, wishing to enjoy the comfort provided by its three bedrooms. 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 29 September 2025)

- ENERGY RATING: C

130 kWh/m<sup>2</sup>/year consumption (primary energy) | 103 kWh/m<sup>2</sup>/year final energy

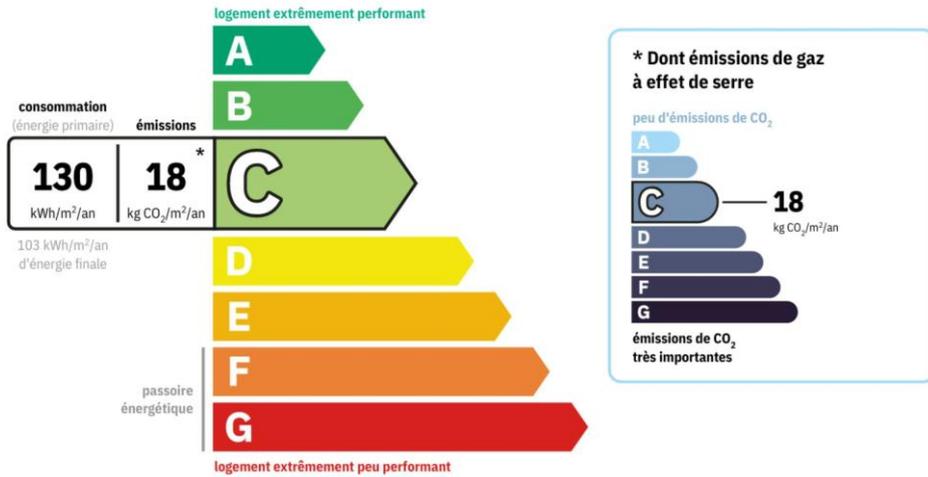
- CLIMATE RATING: C

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

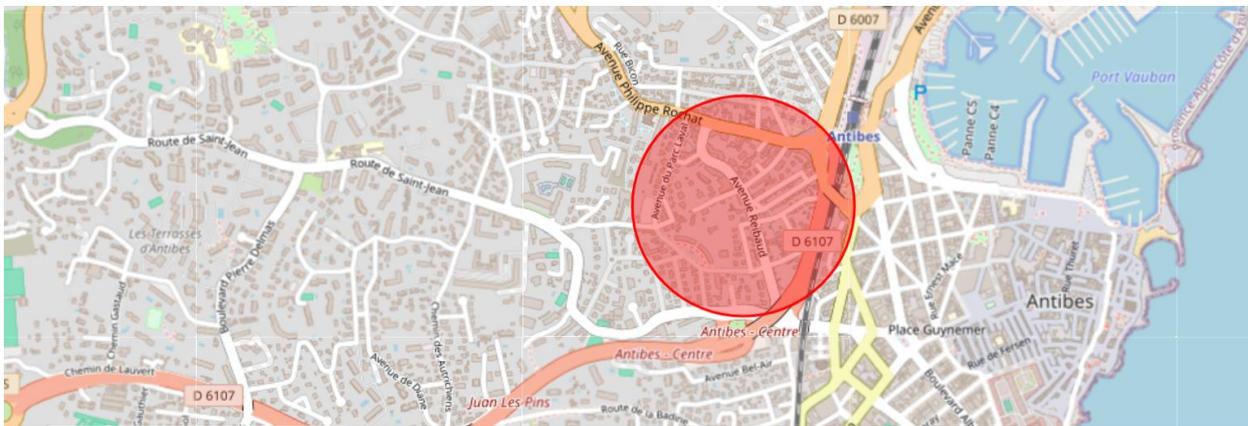
- Estimation of the property energy yearly cost: between 990 € and 1,400 € per year

Average energy prices indexed for the years 2021, 2022, 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\\_0041.php](http://www.antibes-transactions.fr/erp_0041.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**

Price including estate agency fees: €409,000 (incl. VAT).

Price excluding estate agency fees: €399,000.

Fees payable by the purchaser: €10,000 (incl. VAT) — fixed fee corresponding to 2.5063% (incl. VAT) of the price excluding estate agency fees.

Average annual condominium service charges paid by the seller: around €3,015, amount declared by the seller.

Property sold subject to co-ownership regulations

Number of units in the condominium: 84 (including 20 residential lots)

Professional managing company

Property tax: €1,328 for the year 2025

Condition of the property: in need of refreshing

**Legal information about the real estate agency Antibes Transactions**

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 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

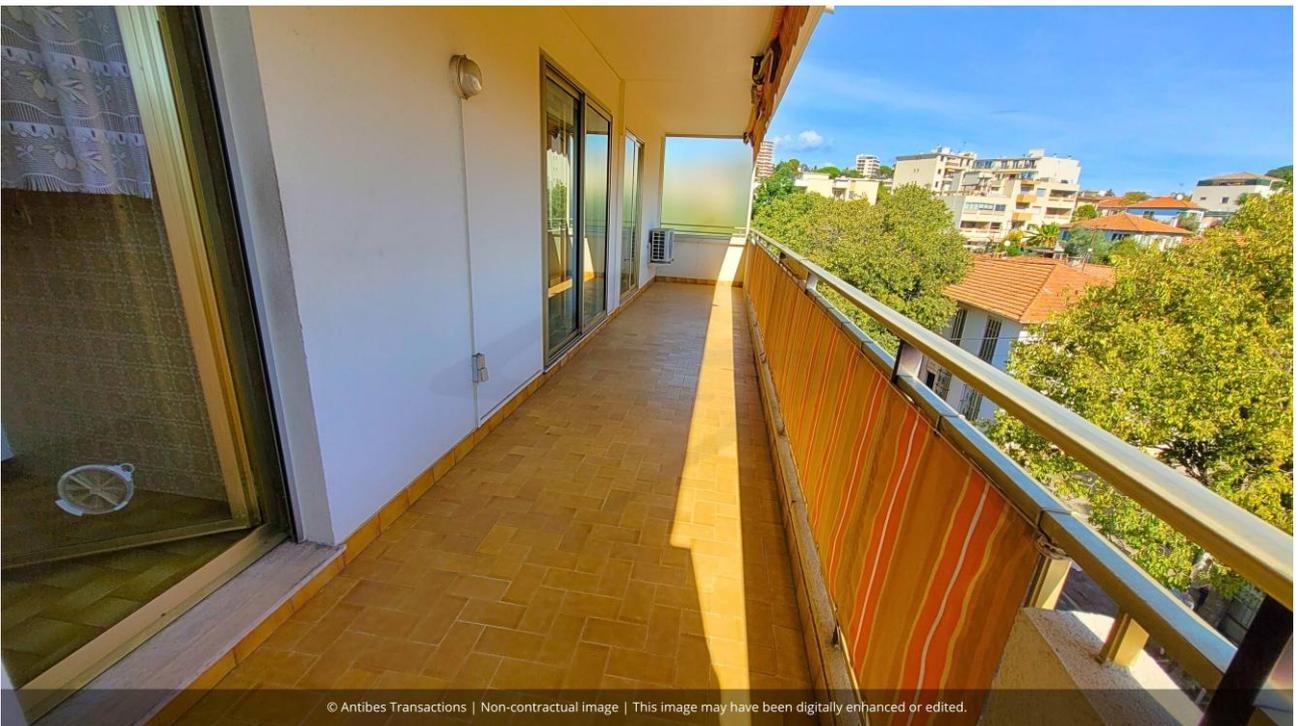
Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

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.

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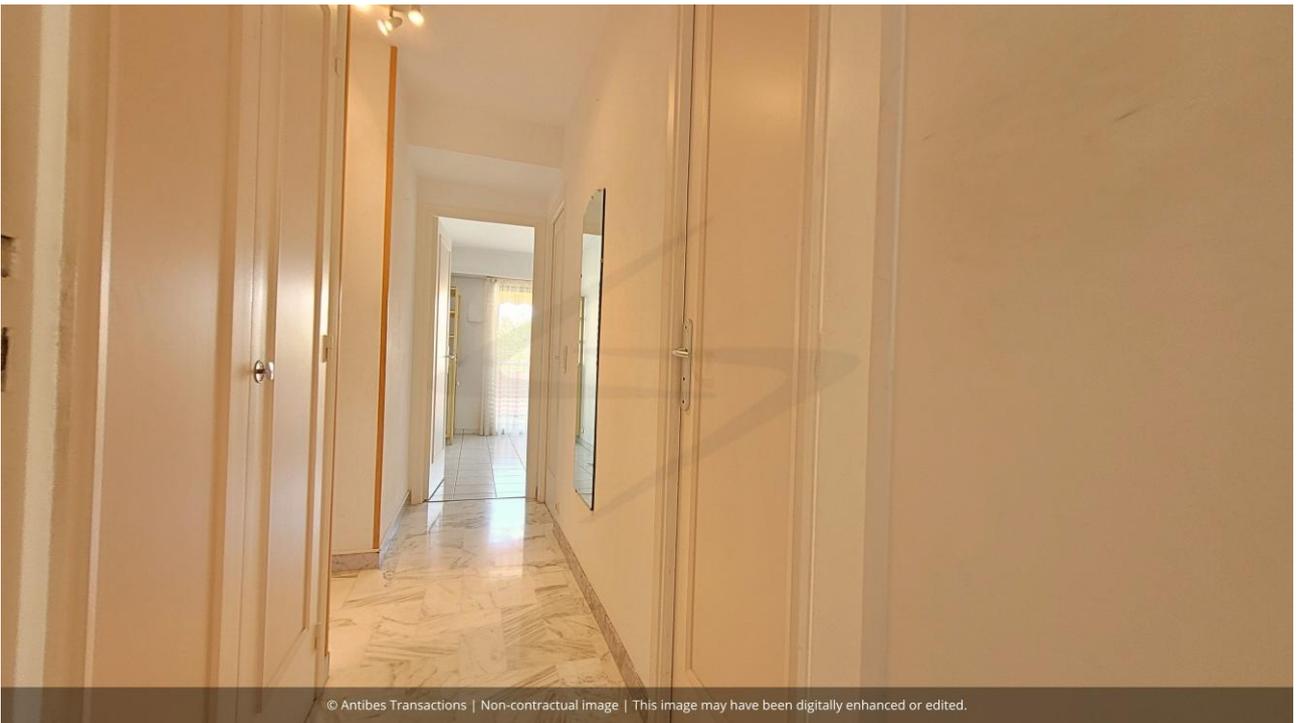


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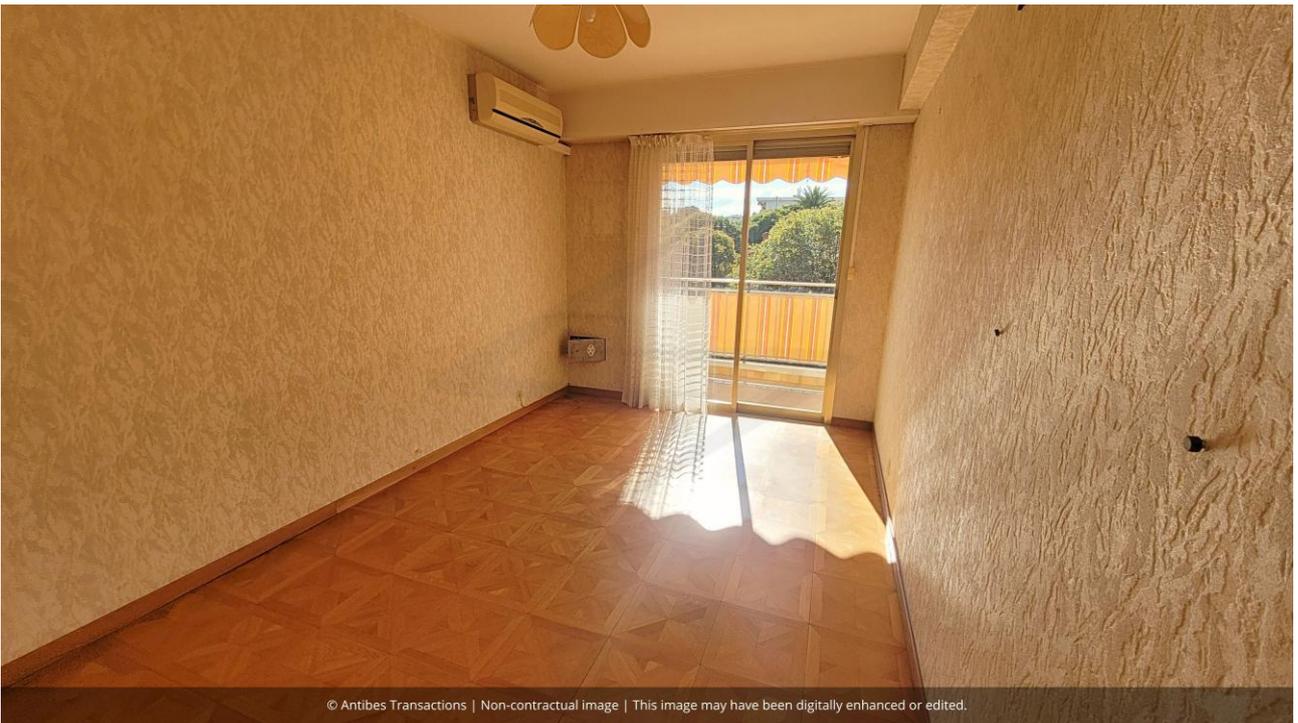
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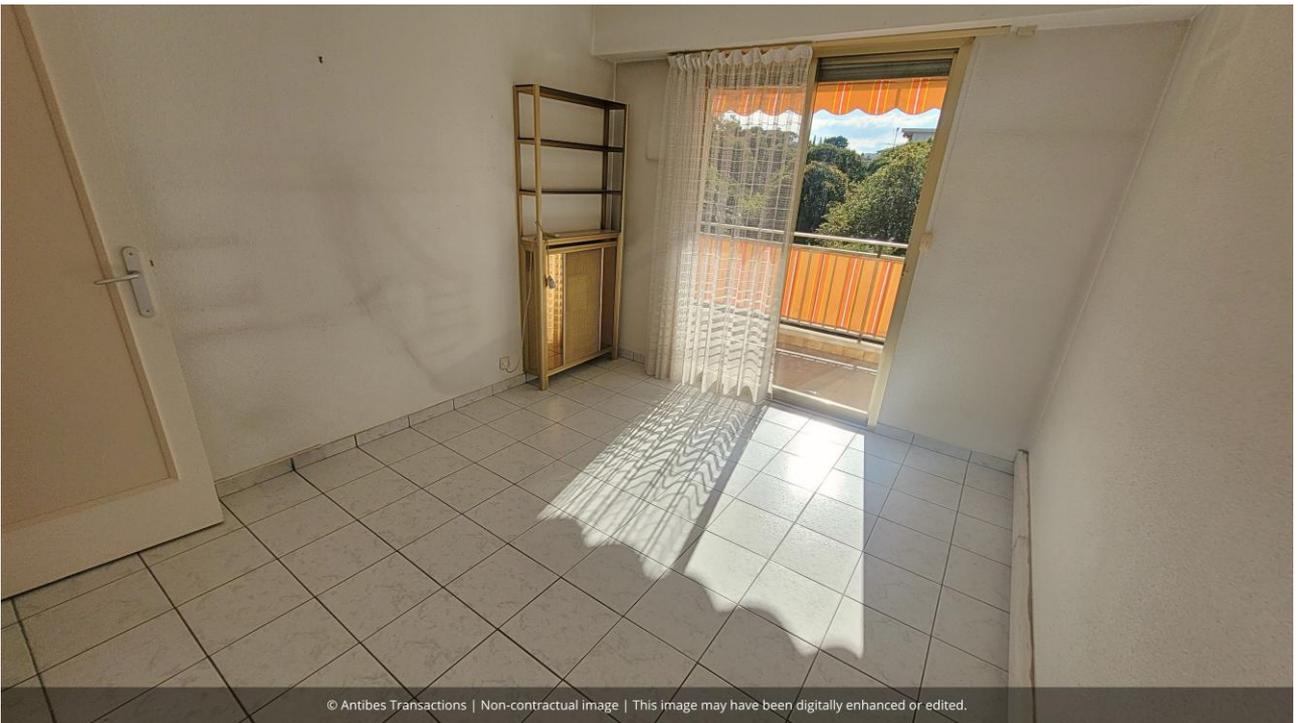










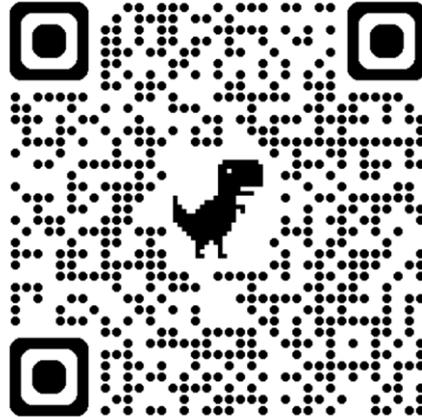






Discover the listing for this property using the link or QR code below:

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## Dante Obregon

President

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 06 18 46 92 74 

 [contact@antibes-transactions.fr](mailto:contact@antibes-transactions.fr)

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