



Leader Immobilier

TRANSACTION . LOCATION . GESTION

745 000 €

For sale house

Surface : 169 m²

Surface of the land : 300 m²

Year of construction : 1988

Exposition : Sud

View : Jardin

Inner condition : A moderniser

External condition : good

Couverture : tiles

Features :

pool, Dépendance, pool, fireplace,
Bedroom on ground floor, air conditioning,
Laundry room, Automatic gate

4 bedroom

1 terrace

3 show ers

4 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

17/06/2025 - Prix T.T.C



House 4020 Antibes

In Antibes, close to the city center and all amenities, this detached house of approximately 169 m² offers great potential in a sought-after area. It comprises on the ground floor an entrance opening onto a bright veranda, a spacious living/dining room, a separate fitted kitchen, a toilet with a washbasin, a shower room as well as a bedroom with a closet and a garage. Upstairs, two bedrooms with dressing rooms, a toilet and a shower room complete the sleeping area. In the basement, there is an additional bedroom, a shower room, a laundry room, a cellar and a workshop. An outbuilding of approximately 23 m² offers a main room, a bedroom and a shower room with WC, ideal for accommodating or considering rental income. The whole opens onto a pleasant wooded garden with swimming pool (approximately 4 x 8 m), on a plot of approximately 540 m². Renovation work is expected to bring the property up to date, but its location, its surface area and its potential make it a rare opportunity, ideal as a main or secondary residence.

Fees and charges :

745 000 € agency fees 5,37% à the responsibility of the buyer included



Leader Immobilier - 10, Place De Gaulle - 06600 Antibes

Tél. +33 (0)4 93 34 23 01 - contact@leader-immobilier.com - www.leader-immobilier.com

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