

Elegant 2-bedroom seafront apartment on the French Riviera

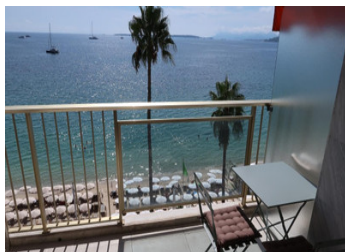


INFORMATION

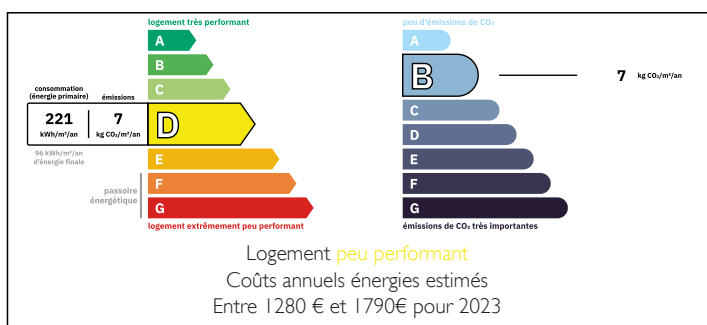
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	75 m2
Outside Space:	12 m2

IN BRIEF

Elegant and fully renovated 2-bedroom apartment of 75 m², featuring a panoramic sea view and direct access to the beach, ideally located right in front of the beach and within walking distance of shops, restaurants, and public transport.

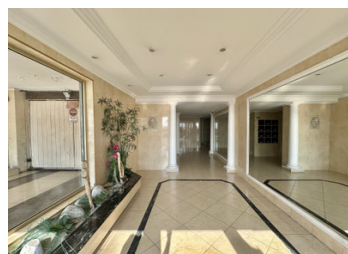


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A Lifestyle by the Sea

Here, every day brings the pleasure of strolling along the beach, savoring a coffee by the sea, or enjoying the vibrant atmosphere of downtown Antibes Juan-les-Pins, just a few steps away.

Ideally located right in front of the beach, this stunning dual-aspect 2-bedroom apartment of 75 m², fully renovated with contemporary finishes, combines comfort and elegance within a secure, high-standard residence.

Bathed in natural light, the spacious living room opens onto a south-facing terrace offering a breathtaking panoramic sea view — the perfect spot to relax and soak up the gentle charm of the French Riviera.

At the back, on the north side, two generous bedrooms open onto a shared balcony, offering peace and quiet away from the seaside buzz.

Additional features:

- Modern fully equipped kitchen, including a wine cellar
- Very spacious shower room and separate toilet
- Ample storage space
- Double glazing
- Individual heating and reversible air conditioning
- Optional underground parking available (€8,000) — ideal for a small car or several motorbikes.

Shops, restaurants, services and public transport are all within walking distance.

A truly exceptional property — fall under the spell of the Mediterranean lifestyle.

Co-owned building of 26 units
Provisional annual charges: 1 320€

LOCAL TAXES

Taxe foncière: 1035 EUR

Taxe habitation: EUR

NOTES