

Delightful newly renovated one double bedroom apartment in the picturesque old town Antibes. Priced to sell.



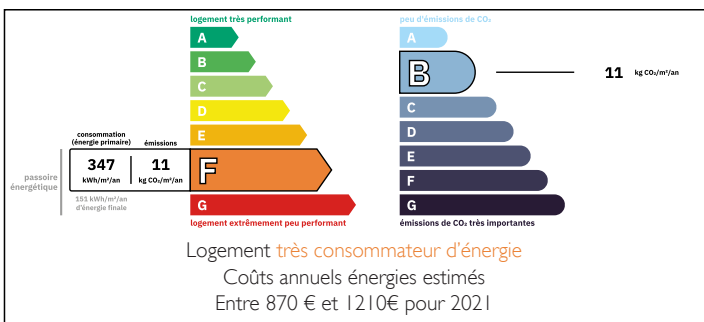
INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	31 m2
Plot Size:	0 m2

IN BRIEF

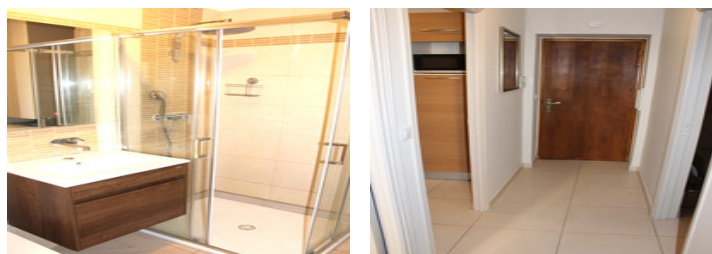
Located on rue de la Republique, this one bedroom second floor (of three) apartment is perfectly formed! It is small but packs a punch with tons of charm. Ideal investment and ready to move into or to rent out.

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

Situated on the second floor with a private side entrance, this apartment is at the quieter end of this popular street through the centre of the old town. It has a great layout with an entrance corridor with separate double bedroom, kitchen, living room and bathroom. The living room benefits from a new double sofa bed.

The kitchen has a new electric hob with oven hood, a new microwave and fridge/freezer and a double glazed window to the side of the property.

The shower room with WC is all new and a good size with washing machine included.

There is electric heating throughout for the colder winter months.

Approximate room sizes:

Bedroom 8.57m²

Living Room 10.17m²

Kitchen 4.79m²

Bathroom 4.1m²

Entrance hall 2.98m²

LOCAL TAXES

Taxe foncière: 460 EUR

Taxe habitation: EUR

The beautiful old town is on your doorstep with its many boulangeries, cafes, bars and small local boutiques.

* Property is approved for rental on platforms such as Airbnb.

NOTES

Very low service costs at just 90 EU per month.
Property tax at 460 EU per year

* there is no lift.

Co-owned building of 1000 units
Provisional annual charges: 1040€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>