

Cap d'Antibes/ Salis – Villa with pool within walking distance of the beach



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	6
Bath:	4
Floor:	190 m2
Plot Size:	1800 m2

IN BRIEF

Ideally located at the very beginning of the prestigious Cap d'Antibes, in the highly sought-after Salis area, this elegant villa enjoys an exceptional location just a 5-minute walk from the beaches, restaurants and amenities.

Offering approximately 190 sqm of living space, the property is set on a flat 1,800 sqm south-facing plot with excellent natural light and a beautifully landscaped garden with swimming pool.

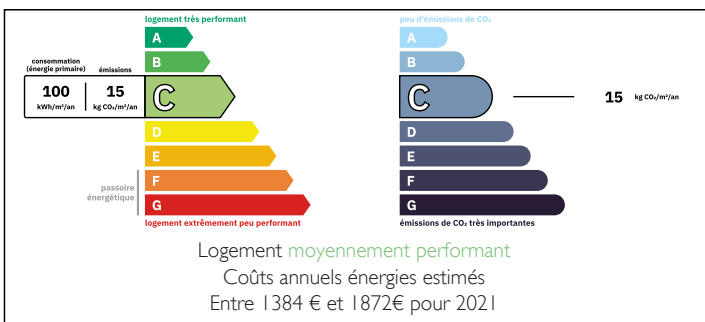
The main villa, entirely on one level, features a bright double living room, a large independent kitchen, 5 bedrooms, 2 shower rooms and 2 bathrooms.

An independent studio, large garage, chalet, renovated roof and large French doors complete the property.

With strong extension potential, including the possibility to add an additional floor, this rare



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 3154 EUR

NOTES

DESCRIPTION

Ideally located at the very beginning of the prestigious Cap d'Antibes, in the highly sought-after Salis area, this elegant villa enjoys a truly exceptional location, just a 5-minute walk from the beaches, restaurants, and local amenities.

The property offers approximately 190 sqm of living space, set on a flat 1,800 sqm south-facing plot, ensuring excellent natural light throughout the day. The beautifully landscaped garden features a swimming pool and generous outdoor relaxation areas.

The main villa is entirely on one level and comprises a spacious and bright double living room, a large independent kitchen, 5 bedrooms, 2 shower rooms, 2 bathrooms and ample storage throughout.

An independent studio provides ideal accommodation for guests, staff, or rental use. Additional features include a large garage, a chalet in excellent condition, a newly renovated roof and large French doors enhancing the indoor-outdoor flow.

The property also benefits from significant extension potential, with the possibility to add an additional floor. A modernisation project with an architect has already been studied, offering the option of a turnkey renovation tailored to the future owner's vision.

A rare opportunity in one of the Côte d'Azur's most desirable residential areas, combining tranquillity, immediate proximity to the sea and strong long-term value.

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