



# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



3 400 000 €

**For sale maison de caractère**

**8 rooms**

**Surface : 333 m²**

**Surface of the living : 50 m²**

**Surface of the land : 2300 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, Chambres de plain-pied,  
double glazing, Automatic Watering,  
Laundry room, Automatic gate, calm

5 bedroom

3 terraces

5 bathrooms

6 WC

2 garage

5 parkings

## Legal information

3 400 000 € fees included

4,62% VAT of fees paid by the buyer  
(3 250 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Maison de caractère 2576 Antibes

Located in Antibes, in the heart of the PIMEAU district, this charming Villa de Caractère will seduce you with its generous volumes and its breathtaking view of the sea! With a living area of 333 m² spread over 3 levels, it offers 5 spacious bedrooms in suites, 2 of which are on the ground floor, a separate fitted kitchen, a large living/dining room of 70 m² with a fireplace facing south, benefiting from beautiful light and a superb view of the garden and the sea. This beautiful house enjoying a privileged and residential environment is built on a magnificent enclosed plot of 2300 m² carefully landscaped and planted with a large swimming pool to enjoy your beautiful sunny days and your happy relaxing evenings with your guests. Its amenities include electric heating, an electric hot water system, and mains drainage. Its features include double glazing, automatic watering, a laundry room, an automatic gate, and a large parking area, a double...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 4130 and 5650 € (reference year 2023)  
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AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS