



Immobilier de Qualité

# FRANCO-HOLLANDAISE IMMOBILIÈRE

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769 000 €

**Buying duplex**

**3 rooms**

**Surface : 81 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : Renovated**

**Standing : Luxe**

**Building condition : Good**

**Features :**

Double Glazing, Secured residence, Calm, borne électrique parking, Residential, Domotique, Electric shutters

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/04/2025 - Prix T.T.C



## Duplex 4257 Antibes

Discover this splendid duplex located in the sought-after Ilette district of Antibes, just a stone's throw from the beaches and small essential shops. It is located on the ground floor of a very high-quality residence, dating from 2008, which is in very good condition. This duplex apartment with a living area of 81 m<sup>2</sup> and renovated with very high-end services consists of three rooms including two bedrooms opening onto a terrace, a bathroom, a shower room, two toilets, laundry room, as well as a modern and equipped American kitchen. Its 38 m<sup>2</sup> living room extended by a west-facing terrace will allow you to fully enjoy your peaceful evenings while enjoying the setting sun, Renovated with very nice features and offers unrivaled living comfort, such as: real wood parquet in the bedrooms, home automation, reversible air conditioning, sliding windows, home automation, charging station in the parking lot, Confused? Don't hesitate to contact us.

**Fees and charges :**

Annual current expenses 1 440 €

Well condominium

769 000 € fees included



Carte Professionnelle : 0605 2016 000 004 649- RCS : RC 99 B 284

Code NAF : 6831Z - SIRET : 422 580 704 00068