

# BY BLUE

INTERNATIONAL REALTY

Charming renovated Provencal villa on Cap d'Antibes



Antibes - 2 700 000 €

Ref. 85318478

Situated in the heart of Cap d'Antibes, this charming house of approximately 235 m<sup>2</sup>) offers a peaceful, private setting, just a short stroll from the sea and shops. Recently renovated by the owners, it retains all the charm and style of a typical Provencal house, with a warm and welcoming cottage feel.

As soon as you enter, you'll be seduced by the elegant and cosy through lounge, centred around a beautiful fireplace. The living room opens onto a patio with a fountain, creating a peaceful, relaxing space. Next door, the dining room connects to a modern, well-equipped kitchen, ideally situated between the dining room and a sheltered dining terrace in the garden, perfect for outdoor dining.

The ground floor houses two comfortable bedrooms, each with its own bathroom or shower room. Upstairs, three further spacious bedrooms, also with en suite bathrooms/showers, are arranged around a pretty hallway with a balcony overlooking the living room, adding a touch of elegance to the whole.

The basement of the house features an additional bedroom, a shower room, direct access to

# BY BLUE

## INTERNATIONAL REALTY

the garage, a laundry room and a wine cellar.

Outside, access is via an electric gate leading directly to the garage beneath the house. Several parking spaces are available at the entrance, as well as two additional spaces outside the property. The carefully tended garden is planted with Mediterranean vegetation: lush green lawn, palm trees, olive trees and a magnificent pepper tree surrounding the house, adding a touch of nature and serenity.

The heated swimming pool, close to the summer dining room and kitchen, invites you to relax. The privileged location means you can take full advantage of the shops, restaurants and sea within easy walking distance. A great opportunity to live in Cap d'Antibes, combining modern comforts with Provençal charm.

Living area : 235 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 1500.00 m<sup>2</sup>

Exposition : South-east

Rooms : 7

✓Swimming pool ✓Terrace

Property tax : 3 256 €

Fees payable by vendor

# BY BLUE

INTERNATIONAL REALTY

