

**395 000 €**

**Buying apartment**

**3 rooms**

**Surface : 70 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : Rénové**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

395 000 € fees included

6,76% VAT of fees paid by the buyer (370 000 € without fees), well condominium, annual current expenses 1 800 € (150 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 398 Antibes**

Located in a sought-after area of Antibes, a stone's throw from the old town, this bright, well-appointed, dual-aspect 3-room apartment is ideal for those who want to explore the city. From the entrance, you will be charmed by a welcoming living space bathed in light thanks to its beautiful exposure. The living room, extended by a pleasant terrace, offers a beautiful living area with open kitchen, ideal for sharing good times with family or friends. A large, functional laundry closet completes the space. The quiet sleeping area consists of two bedrooms overlooking an interior courtyard, each with its own dressing room and direct access to a shared balcony, as well as a modern shower room and separate toilet. Reversible air conditioning for comfort in both summer and winter, well-designed volumes, brightness, exterior on both sides... this apartment has everything to please. A large parking space in a row (which can accommodate 2 city cars)...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1040 and 1470 € (reference year 2023)  
Document non contractuel - 06/12/2025



**Direct Immobilier - 22 Boulevard Albert 1er - 06600 Antibes**

**T. +33 (0)4 93 34 01 20 - [info@direct-immobilier.fr](mailto:info@direct-immobilier.fr) - [www.direct-immobilier.fr](http://www.direct-immobilier.fr)**

RCS Antibes B 819 022 229 - Code NAF 6810Z - SIRET 819 022 229 00010 - Document non contractuel