

**599 000 €**

**Buying maison**

**4 rooms**

**Surface : 121 m²**

**Hot water : Individuel**

**Features :**

Environnement : Pavillonnaire, Transport :

Bus train, Proximité : Mer commerces

commodites ville centre remparts,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE, Detecteur fumée

1 bedroom

1 bathroom

1 WC



### Maison 367 Antibes

The Direct Immobilier Agency is proud to present this beautiful house of approximately 120m², full of charm and character. Ideally located in the heart of Old Antibes, in the free commune of Safranier, facing the Gravette and Remparts beaches. It consists of a ground floor with storage and a cellar, on the first floor: a bedroom with storage, a large bathroom, a toilet; go up the stairs to the stunning top floor where you will find a beautiful and spacious living room, enhanced by a cozy fireplace, a fitted open-plan kitchen, and a large dining room. Offering many rental possibilities, it can also be an excellent investment property! Don't miss this rare opportunity, come see it as soon as possible! Information about the risks to which this property is exposed is available on the Géorisques website:

"[www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

#### Legal information

599 000 € fees included

6,02% VAT of fees paid by the buyer (565 000 € 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).

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1040 and 1470 € (reference year 2023)  
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