

VILLA/HOUSE - 12 PIÈCE(S) - 360 M<sup>2</sup>

12 700 000 €



## DESCRIPTIF DETAILLE

Ref : SB-11242

<b>Surface :</b>	360 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	NC	<b>Terrasse(s) :</b>	NC
<b>Style :</b>	Bastide en pierres	<b>Exposition :</b>	NC
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	NC
<b>Pièce(s) :</b>	12	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	6	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	6	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	NC

CAP D'ANTIBES: This exceptional property is nestled in one of the most sought-after neighborhoods, close to the best sandy beaches and restaurants. This single-story stone country house offers approximately 360sqm of living space, set in a magnificent 3,050sqm wooded park.

The main house, approximately 280sqm, features a spacious entrance hall, a living area with a lounge, a fully equipped kitchen, and a dining room, all opening onto a beautiful terrace and a 14-meter infinity pool with panoramic sea views. It includes four en-suite bedrooms.

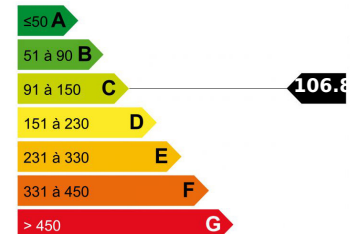
The guest house of approximately 80sqm offers three en-suite bedrooms.

There is also a garage for 2 cars.

Agency fees of 5% included at the expense of the seller.

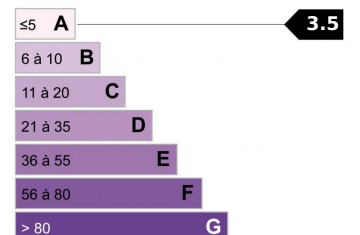
**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Internet, Furnished, Barbecue, Outdoor lighting, Optical fiber, Alarm system, Intercom, Electric gate, Security door,

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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Video security, Swimming pool