



675 000 €

For sale apartment

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric shutters, air conditioning

3 bedroom

1 shower

1 WC

1 parking

1 cellar

#### Legal information

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Fees paid by the owner, well condominium (53 lots in the condominium), annual current expenses 3 960 € (330 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Antibes center apartment 90 m2

Illette-Ponteil neighborhood close to the beaches, the town center, and the city walls. On an upper floor, a lovely 4-room apartment measuring 90 m<sup>2</sup> + 17 m<sup>2</sup> terrace. Quietly located, it benefits from a beautiful amount of sunlight thanks to its Southeast and West exposure and offers a very pleasant view. It consists of an entrance with a toilet, a living room + equipped kitchen of 34 m<sup>2</sup> with access to the terrace, a hallway, 3 bedrooms including one of 15 m<sup>2</sup>, a shower room, and a laundry room. This apartment is situated in a quality residence with a caretaker, featuring excellent amenities (reversible air conditioning in every room except for one bedroom) and is in great overall condition. An underground parking space and a cellar complete the comfort of this property located in a residential area within walking distance of all amenities...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 860 and 1210 € (reference year 2025)  
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