



# NC IMMOBILIER

Tél. 09 52 74 37 58 - WWW.NCIMMOBILIER.FR

TRANSACTION - LOCATION - GESTION LOCATIVE

**315 000 €**

**Buying apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 30 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Mer**

**Hot water : Collective**

**Inner condition : A rafraichir**

**Standing : Residential**

**Building condition : Good**

**Features :**

Lift, Secured residence, Calm, Porte blindée, Residential, Volets roulants électriques, Piscine, Parking visiteurs

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) :**

Unavailable

Document non contractuel

30/04/2025 - Prix T.T.C



## Apartment 86 Antibes

Antibes - Combes sector - Sought after area in relation to express routes (Sophia Antipolis, motorways, etc.) Come and discover this quiet 3-room apartment in a good standing residence with swimming pool. Building with only 3 floors - The apartment is located on the penultimate floor with a beautiful open view and sea view. This apartment of approximately 69 m² is composed as follows: an entrance with storage space on either side, a large bright living room opening onto an open kitchen with its island. A terrace of approximately 10 m². Living rooms with integrated dressing rooms, 2 bedrooms, an up-to-date bathroom, separate WC. In the annex, private parking and cellar. The residence is wooded and very well maintained. This property is perfect for a small family who wants to live in one of the nicest areas of Antibes close to schools and transport. To visit without delay!

**Fees and charges :**

Annual current expenses 3 120 €

Well condominium

315 000 € agency fees 4,76% à the responsibility of the buyer included



NC GESTION - 28 bis avenue Philippe ROCHAT - 06600 Antibes

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SIRET 833 379 878 00014 - Garantie financière : Compagnie Européenne de Garanties et Cautions - Document non contractuel