

# BY BLUE

## INTERNATIONAL REALTY

Beautiful new Provencal villa for sale west of Cap d'Antibes



Antibes - 3 290 000 €

Ref. 85130947

Discover this superb new Provencal house, ideally located just 50 meters from the sea, to the west of Cap d'Antibes. Nestling on a flat plot of around 914 m<sup>2</sup>, this modern villa of around 169 m<sup>2</sup> offers exceptional living space.

The ground floor comprises an entrance hall, a spacious living/dining room with open-plan kitchen, a bedroom with dressing room and en suite shower room with WC, and a guest WC. The first floor comprises a hallway leading to two bedrooms with access to a balcony and two modern shower rooms.

The basement features a large games room, a functional utility room and a machine room.

Ample parking, swimming pool and a garden planted with trees for moments of relaxation.

Living area : 163.3 m<sup>2</sup>

Bedrooms : 3

Exposition : South, South-west

Rooms : 5

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✓Swimming pool

Property tax : 1 864 €

Fees payable by vendor

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