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## INTERNATIONAL REALTY

Rare Opportunity: Elegant Garden-Level Duplex in the Heart of Old Antibes



Antibes - 1 385 000 €

Ref. 85967009

Nestled in the heart of the historic Old Town of Antibes, footsteps away from the covered market, this stunning garden-level duplex combines timeless charm with modern luxury.

From the moment you enter, you'll be captivated by the spacious 40 m<sup>2</sup> living area, which seamlessly integrates the lounge, dining space, and open-plan kitchen — all bathed in natural light thanks to its west-facing orientation.

The property offers three generously sized bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for all residents.

One of the standout features of this property is its private near 70 m<sup>2</sup> garden — a rare oasis in the city centre, perfect for al fresco dining, relaxing with a book, or entertaining guests in complete tranquility.

Fully renovated with premium materials, the apartment blends the character of the old town with high-end contemporary finishes.

Located just steps from the historic ramparts, the Provençal market, the beach, and all

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amenities. this is a truly unique opportunity to own a rare gem in one of the most sought-after neighborhoods on the French Riviera.

Don't miss this exceptional property — the perfect blend of authenticity, style, and location.

Living area : 107.61 m<sup>2</sup>

Bedrooms : 3

Exposition : West

Rooms : 5

Fees payable by vendor

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