

EXCLUSIVE LISTING - TWO BEDROOM FLAT | 55 m² | PRICE: € 243,800

Very nice two-bedroom flat, right at the heart of the city of Antibes, within walking distance from the main square Place de Gaulle, the old town and the sea. This flat is 55,07 m² big (French Carrez law total area) and is ideal to enjoy the main city attractions all year long together with the local amenities as there is a fantastic range of shops, cafes, restaurants and parks nearby.

Located on the fifth floor of a condominium equipped with a lift, this flat is in good condition and decorated with a lot of taste. The property comes with wooden flooring throughout all main rooms and comprises of a semi-open plan modern kitchen with two cupboards next to a living/dining area leading to a balcony, two bedrooms, a corridor equipped with a storage cupboard, a separate toilet and a bathroom. The flat comes with the added bonus of a storage room. This property is under the condominium status. Agency fees are charged to the seller.

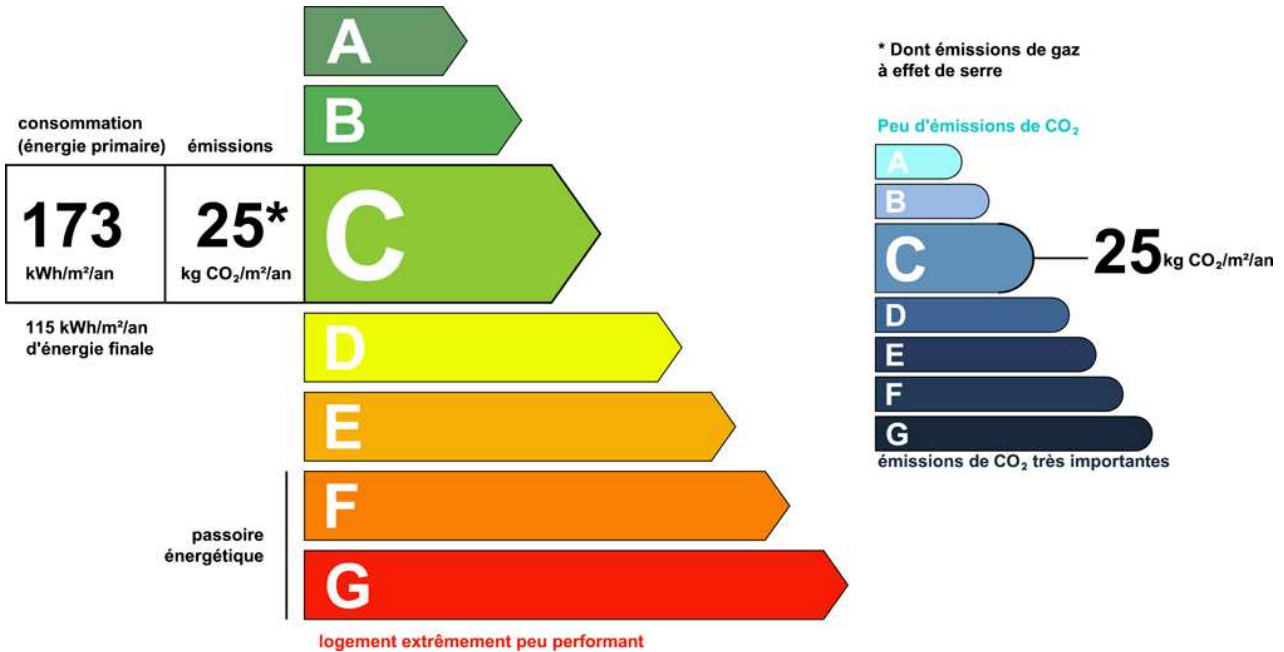
Contact us: 06 18 46 92 74 | 09 70 44 87 17 | 31 avenue Reibaud 06600 Antibes

General information about the condominium			
Date of the condominium regulations	9 December 1962	Lift	Yes
Area	City centre	Parking space	No
Location	City	Bicycle parking area	Yes
Property tax	€ 739	Fiber optic	Yes
Yearly average amount of condominium fees paid by the seller	€ 1 589 (€ 132/month)	Condominium caretaker	Yes
Total number of condominium units	200		
Number of floors	8		

Interior layout (date of execution of the area certificate: 2 May 2023)			
Floor	5	Areas:	
Number of rooms / bedrooms	3 / 2	Total Carrez law	55,07 m ²
Condition	Good	Total floor area	59,63 m ²
Type of windows	Double glazing	Living area / kitchen	23,87 m ²
Type of heating	Communal with domestic oil	Bedroom 1	10,47 m ²
Air conditioning	Yes (living area / kitchen)	Bedroom 2	10,50 m ²
Hot water	Electric boiler	Corridor	3,36 m ²
Outdoor area	Balcony	WC	1,09 m ²
Orientation	North East	Bathroom	2,96 m ²
Storage room	Yes	3 cupboards	2,82 m ² in total
		Balcony	4,56 m ²

Energy and climate performance (energy performance inspection executed on 2 May 2023)

- ENERGY RATE: C
173 kWh/m²/year consumption (primary energy) / 115 kWh/m²/year of final energy
- CLIMATE RATE: C
25 kgCO₂/m²/year greenhouse gas emissions
Estimation of the property energy yearly cost: between €700 and €1,010 per year
Average energy prices indexed on 01/01/2021 (inclusive of memberships)
The costs are estimated based on the characteristics of the property and for a standard usage out of 5 usages (heating, hot water, air conditioning, lighting, auxiliary elements).



Dante Obregon

Founder Antibes Transactions

📞 **06 18 46 92 74**

The information about the risks this property is exposed to is available on the website Géorisques: www.georisques.gouv.fr (see QR code).

The report on the risks and pollution of this property is available on the website: www.antibes-transactions.fr/erp_0005.php (see QR code).

The fees from the real estate agency Antibes Transactions are available on the website: www.antibes-transactions.fr/EN/honoraires.php (see QR code).



Disclaimer: the content of this document has been translated from its original version in French language by a non official translator and it is provided for information purposes only. In any case, the French version of this document will prevail.