



**EXCLUSIVE LISTING**

**TWO-BEDROOM FLAT WITH OFFICE SPACE 67,52 m2**

**PRICE: € 499,000 | CONTACT US : 06 18 46 92 74 | 09 70 44 87 17**

Located in the charming borough of Safranier, in the heart of the old Antibes, close to the local street market, the ramparts, the city centre and the sea, this flat of 67,52 m2 (total Carrez law surface) is ideal to enjoy the local shops and the most important city attractions year-round.

This beautifully decorated flat presents a charming unusual layout that comprises an open-plan kitchen, a living area, two bedrooms, an office space, a corridor, a bathroom with a wall-hung toilet and a laundry area.

This property consists of two condominium units located in two different small condominiums built next to each other and managed separately by a voluntary group of co-owners (“syndic bénévole”) each. The two condominium units are interiorly connected within the flat which unique access is possible only through one of the condominiums. This property is under the condominium status (“Bien vendu soumis au statut de la copropriété”). Agency fees are to be paid by the seller.

Information about the flat - two condominium units together (date of execution of the area certificate: 11/03/2024)			
Floor:	2 out of 3	<b>Areas of the unit located in the condominium with access to the flat from the street</b>	
Number of rooms / bedrooms / office space:	3 / 2 / 1	Kitchen/living area:	34,18 m <sup>2</sup>
Condition:	good	Laundry area:	2,62 m <sup>2</sup>
Type of windows:	double glazing	<b>Areas of the unit located in the condominium without access to the flat from the street</b>	
Type of heating:	individual (reversible air conditioning in the living/dining/kitchen area)	Corridor:	2,24 m <sup>2</sup>
Air conditioning:	yes (in the living/dining/kitchen area)	Bathroom:	3,63 m <sup>2</sup>
Hot water:	individual (electric boiler)	Bedroom 1:	8,24 m <sup>2</sup>
Orientation:	northwest	Bedroom 2:	11,12 m <sup>2</sup>
Total Carrez law:	67,52 m <sup>2</sup>	Office space:	5,49 m <sup>2</sup>
Total floor area:	67,92 m <sup>2</sup>		



**General information about the condominium with access to the flat from the street**

Date of the condominium regulations:	not provided	Hot water:	yes (individual system, boiler in the adjacent condominium unit)
City area:	Safranier	Heating:	individual (reversible air conditioning)
Location:	city	Fiber:	yes
Number of floors:	3	Yearly average amount of condominium fees paid by the sellers *:	235 euros (amount declared by the sellers). Small condominium without invoicing system in place.
Property tax **: 745 euros (for the 2 units, amount declared by the sellers)		- Number of condominium units:	6

(\*) Information concerning only the condominium unit for sale within this condominium

(\*\*) Information concerning the two condominium units for sale

**General information about the condominium without access to the flat from the street**

Date of the condominium regulations:	04/03/1974	Hot water:	individual system (cumulus)
City area:	Safranier	Heating:	yes (individual system, reversible air conditioning in the adjacent condominium unit)
Location:	city	Fiber:	yes (installation in the adjacent condominium unit)
Number of floors:	3	Yearly average amount of condominium fees paid by the sellers *:	250 euros (amount declared by the sellers). Small condominium without invoicing system in place.
Property tax **: 745 euros (for the 2 units, amount declared by the sellers)		Number of condominium units:	4

(\*) Information concerning only the condominium unit for sale within this condominium

(\*\*) Information concerning the two condominium units for sale

**Energy performance inspection (initials in French: DPE) executed on 11/03/2024**

- ENERGY RATE: D

202 kWh/m<sup>2</sup>/year consumption (primary energy) | 88 kWh/m<sup>2</sup>/year of final energy

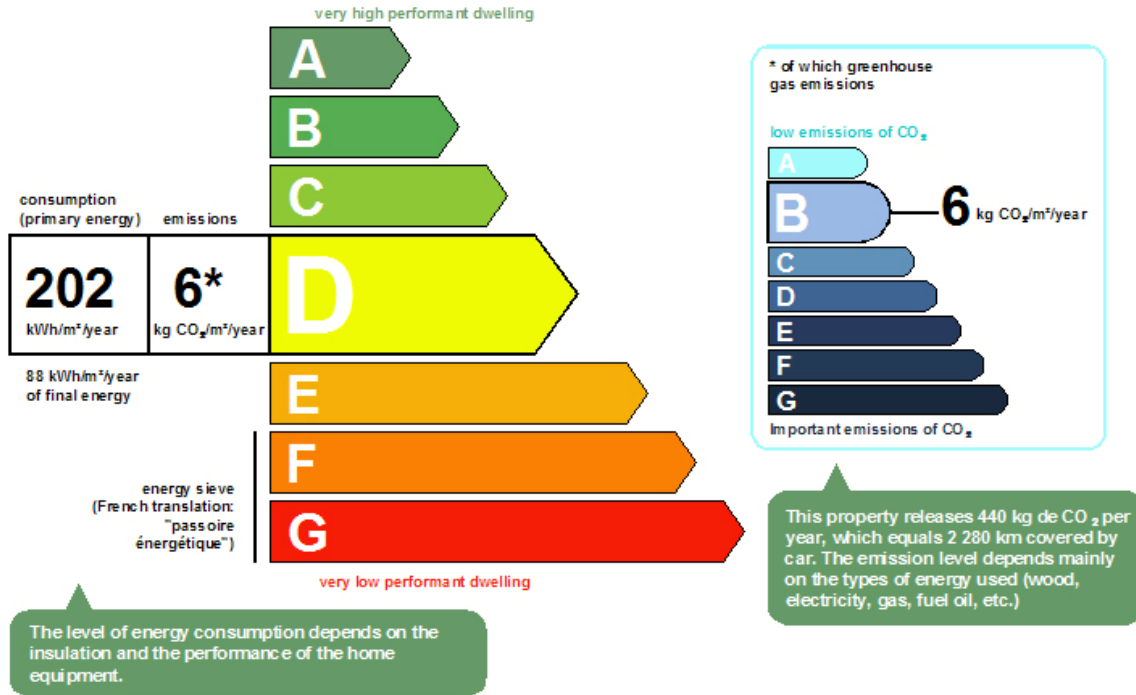
- CLIMATE RATE: B

6 kg CO<sub>2</sub>/m<sup>2</sup>/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €850 and €1,200 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

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



The report on the risks and pollution of this property is available on the website: [www.antibes-transactions.fr/EN/erp\\_0008.php](http://www.antibes-transactions.fr/EN/erp_0008.php) (QR code on the right)



The fees from the real estate agency Antibes Transactions are available on the website: [www.antibes-transactions.fr/EN/honoraire.php](http://www.antibes-transactions.fr/EN/honoraire.php) (QR code on the right)



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