



**TWO-BEDROOM FLAT WITH TWO BALCONIES, PARKING  
AND STORAGE ROOM**

**EXCLUSIVE LISTING | SALE PRICE: €335,000  
CONTACT US: 06 18 46 92 74 | 09 70 44 87 17**

Ideally located in the sought-after Laval district in Antibes, just a few steps from local shops, the town centre, schools, as well as the bus and train stations, this apartment of approximately 72,12 m<sup>2</sup> (Carrez law surface area) is perfect for enjoying the attractions of Antibes throughout the year, while benefiting from a quiet residential environment.

This east-west facing, 2-bedroom apartment is located on the 2nd floor of a well-maintained residence dating from the 1970s, with a recently refurbished facade. The heating system is collective and gas-powered. The residence also offers visitor parking spaces and assigned cellars in the basement.

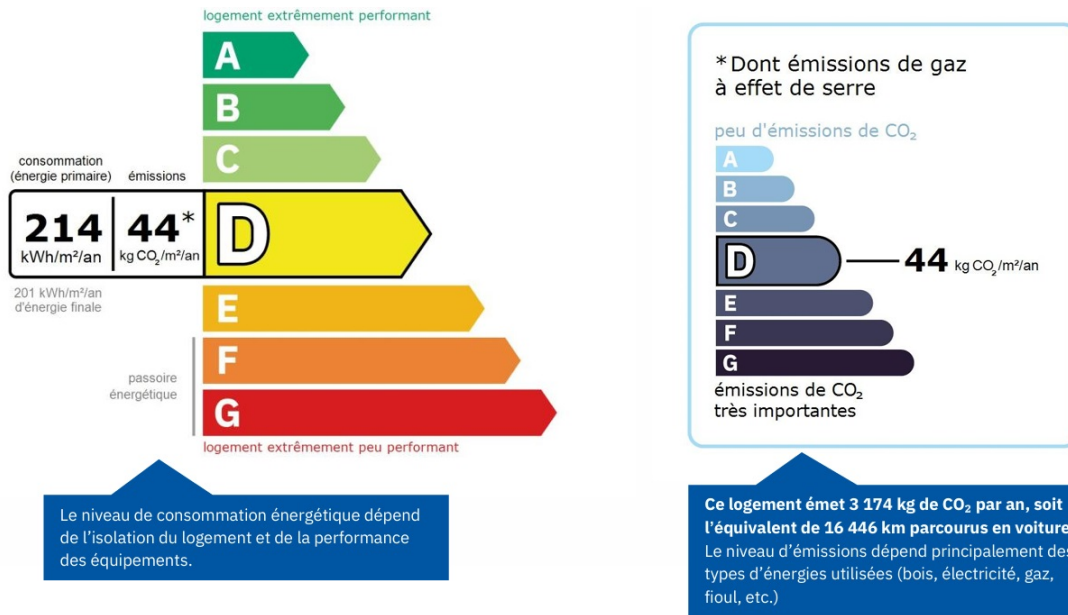
This apartment consists of an entrance hall, a bright living/dining room, an open kitchen, a hallway with a cupboard, two bedrooms, each with a built-in wardrobe, a shower room with a window, and a separate WC with a window. You will appreciate the large east-facing balcony of approximately 18 m<sup>2</sup>, accessible from the kitchen, living/dining room, and the master bedroom, as well as a 5 m<sup>2</sup> west-facing balcony serving the second bedroom. An outdoor parking space and a cellar complete this property.

The apartment also benefits from an unobstructed view, with no direct overlooking, as well as high-quality features such as air conditioning in the three main rooms, shutters and blinds, a storage cupboard in the hallway and double glazing.

Property sold subject to the co-ownership rules | Average annual condominium fees paid by the sellers: €2,552 approximately, amount declared by the sellers | Number of units in the condominium: 84 | Property tax: €1,052 approximately, amount declared by the sellers | Property condition: renovated in 2016 | Real estate agency fees payable by the sellers: 3.5% of the sale price inclusive of the VAT

**Energy and climate performance (DPE executed on 11 January 2025)**

- ENERGY RATE: D  
 214 kWh/m<sup>2</sup>/year consumption (primary energy) | 201 kWh/m<sup>2</sup>/year of final energy
- CLIMATE RATE: D  
 44 kg CO<sub>2</sub>/m<sup>2</sup>/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €1,280 and €1,770 per year  
 Average prices of energy indexed on 2021, 2022, 2023 (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*

President Antibes Transactions

06 18 46 92 74



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



The risk and pollution report for this property can be viewed on the website page: [www.antibes-transactions.fr/erp\\_0015.php](http://www.antibes-transactions.fr/erp_0015.php) (QR code on the right)



You can see the fee schedule from Antibes Transactions on our website: [www.antibes-transactions.fr/EN/honoraires.php](http://www.antibes-transactions.fr/EN/honoraires.php) (QR code on the right)



Address: 540 Première Avenue 06600 Antibes | SIREN number: 910 130 996 | Trade register number: 910 130 996 R.C.S. Antibes | Professional licence: CPI 0605 2022 000 000 062 | Real estate agent registered with the centre for business formalities. This document has been written in January 2025 with the assistance of a digital translator and is provided for informational purposes only. This is a non-contractual document.



































## Dante Obregon

President


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# ANTIBES TRANSACTIONS

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