



CHARMING 2-BEDROOM FLAT
IN THE HEART OF ANTIBES CITY CENTRE
WITH CELLAR AND COMMUNAL CAR PARK
Under Joint Sole Agency with Antibes Transactions
Sale price: €239,000

Ideally located at the very heart of Antibes town centre, on the fourth and top floor of a carefully maintained residence, this flat boasts a prime position close to shops, town attractions, the media library, the train station and bus stops, and only about a 13-minute walk to Punteil beach.

This lovely 2-bedroom flat, with a floor area of 45.22 m² (Carrez law), comprises an entrance hall, a lounge/dining room with open-plan kitchen, two bedrooms, a corridor with cupboard, a bathroom with a window, a separate WC also with a window, as well as a continuous balcony serving the lounge/dining room. The dual access to the bathroom, from one of the bedrooms and from the corridor, is a real asset. The particularly well-optimised layout, with no wasted space, is one of the flat's great qualities.

In good overall condition and decorated with great taste, the flat benefits from a partially open outlook and natural cross-ventilation thanks to its dual aspect: east, slightly north-facing (lounge/dining room and bedrooms), and west, slightly south-facing (wet rooms).

Comfort is ensured by the reversible air-conditioning unit in the lounge/dining room/open-plan kitchen, double-glazed windows in every room, metal shutters, an electric convactor heater in each bedroom, an electric hot-water tank discreetly installed in the kitchen, and an electric towel rail in the bathroom. Finally, in the basement, a cellar with a small window completes the property.

The location is one of the flat's major advantages: just a few steps from the sea, Antibes' landmark spots (Place de Gaulle, Old Antibes, Port, Pré des Pêcheurs, etc.), schools, and with excellent public transport links. The distribution of stairs with intermediate landings in the stairwell makes the upper floors easier to reach in this residence without a lift, whose co-ownership regulations date from around the 1950s.

The residence also offers a communal car park. Recent works have been carried out on roof insulation and balcony waterproofing. Possibility of renting two parking spaces in the immediate vicinity.

DETAILS OF FLOOR AREAS	
Room or Area	Carrez Surface
Hall	1.30 m ²
Lounge	15.52 m ²
Kitchen	4.36 m ²
Bedroom No. 1	8.71 m ²
Bedroom No. 2	8.66 m ²
Corridor with cupboard	1.32 m ²
Bathroom	4.16 m ²
W.C.	1.19 m ²
Total	45.22 m²

Annexes & Outbuildings	
Annexe	Non-Carrez Surface
Balcony	8.76 m ²
Total	8.76 m²

This property is ideal for a single person or young couple wanting easy access to the town's attractions, or for an investor seeking to benefit from its strong rental potential. A must-see!

For further information or to arrange a viewing, contact Antibes Transactions on 06 18 46 92 74. We will be happy to assist you in making your property project a reality.

Energy and climate performance (energy performance inspection report carried out on 18 July 2025)

- ENERGY RATING: E

254 kWh/m²/year consumption (primary energy) | 110 kWh/m²/year final energy

- CLIMATE RATING: B

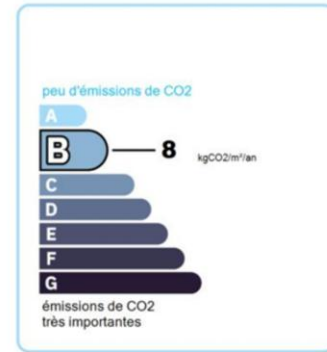
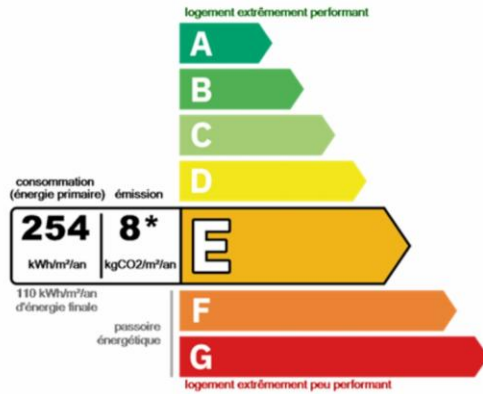
8 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €934 and €1,264 per year

Average energy prices indexed for the years 2021, 2022 and 2023 (including standing charges)

The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).

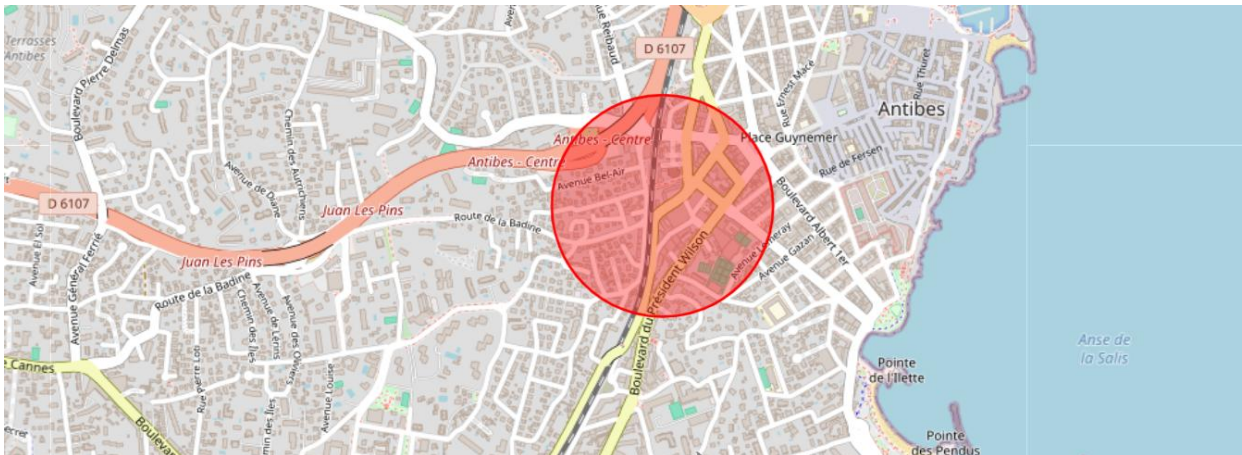
* Dont émissions de gaz à effet de serre.



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.
Pour l'améliorer, voir pages 5 à 6

Ce logement émet 368 kg de CO₂ par an, soit l'équivalent de 1908 km parcourus en voiture.
Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)

Geographical location





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
(QR code on the right)



The risks-and-pollution report for this property can be viewed on our website:
www.antibes-transactions.fr/erp_0035.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
(QR code on the right)



Additional information

Real estate agency fees payable by the seller: 4.5% incl. VAT of the sale price

Average annual condominium service charges paid by the seller: Approx. €1,160, amount declared by the seller.

Property sold subject to co-ownership regulations

Number of units in the condominium: 99 (including 81 residential units)

Professional managing agent

Property tax: Approx. €487, amount declared by the seller

Condition of the property: good condition

Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 09 70 44 87 17 / 06 18 46 92 74

Trade and Companies Register: 910 130 996 R.C.S. Antibes

Siren number: 910 130 996

Professional licence number: CPI 0605 2022 000 000 062

Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

Disclaimer

This document has been written in October 2025 and it is not contractual. 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. For all information on the property required by French law, please refer to the original listing in French by using the following link: www.antibes-transactions.fr/0035.php

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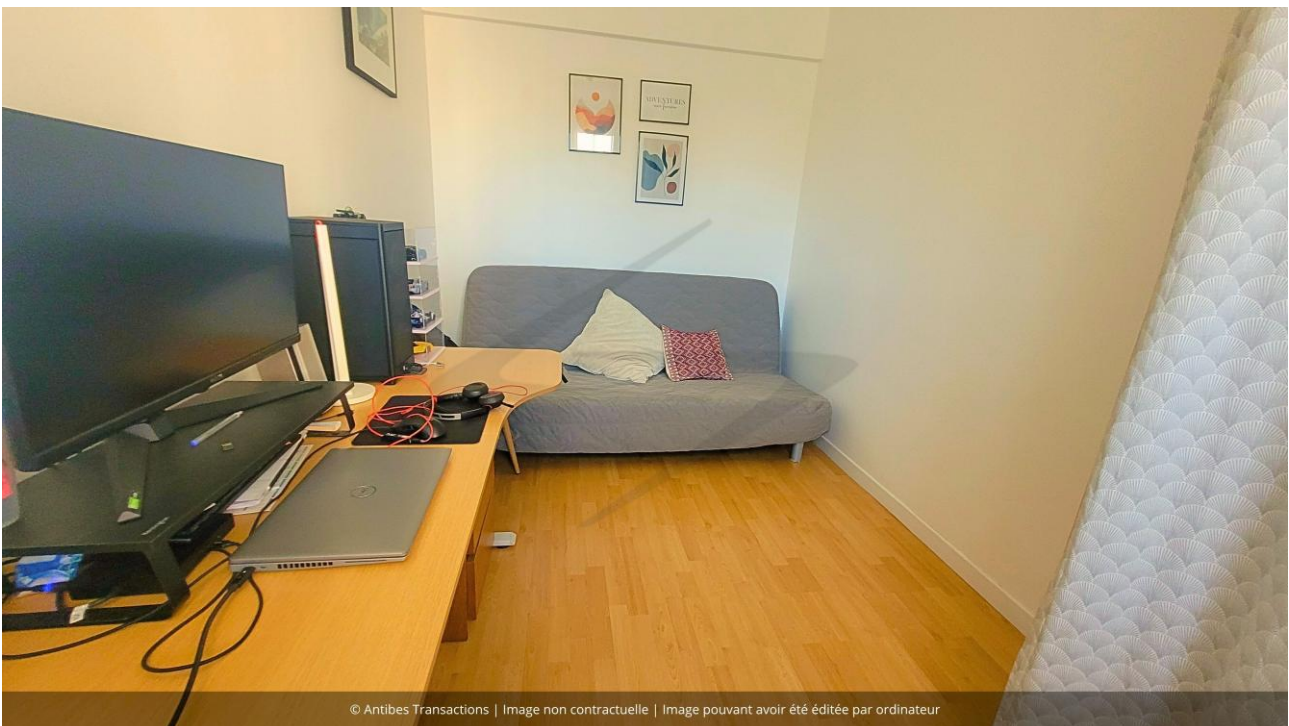


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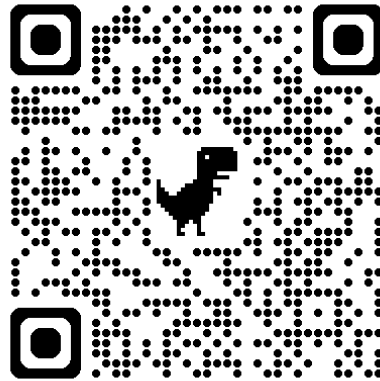






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0035.php



Dante Obregon

President

Real Estate Agency Antibes Transactions

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✉ contact@antibes-transactions.fr

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ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

