



# SIMPLISSIMMO

ANTIBES | JUAN LES PINS | GOLFE JUAN | VALLAURIS



04 93 63 08 80

[www.agence-simplissimmo.com](http://www.agence-simplissimmo.com)

376 000 €

**Buying apartment**

**3 rooms**

**Surface : 45 m²**

**Year of construction : 1940**

**Hot water : Individuelle**

**Inner condition : Neuf**

**Features :**

double glazing

2 bedroom

1 shower

1 WC



## Apartment 2025126 Antibes

Located a stone's throw from Place Nationale, the new Lacan complex and the sandy beaches, the apartment consists of an entrance hall with storage cupboards, a bright living room opening onto a charming balcony, a fully equipped semi-open kitchen, two bedrooms with storage cupboards, one of which opens onto a second balcony, and a shower room with WC. Everything has been renovated with beautiful materials (kitchen, cupboards, double glazing, bathrooms, etc.). Low charges! The apartment is ideal for a main residence, a second home, or even for an investment.

### Legal information

376 000 €

Fees paid by the owner, well condominium (4 lots in the condominium), annual current expenses 840 € (70 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 660 and 940 € (reference year 2024)  
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