



ANTIBES 06160 FRANCE

**€2,500,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## ANTIBES 06160 FRANCE

Set within a secure gated domain, this fully renovated contemporary villa enjoys a ■■■■■ and private environment, surrounded by greenery and without overlooking, just 500 metres from the sandy beaches. Built on a flat landscaped plot of approximately 1,000 sqm, the property benefits from a south-facing exposure, offering excellent natural light throughout the day. With a total surface of approximately 250 sqm, the villa stands out for the quality of its finishes and its generous volumes, featuring a cathedral-style living room filled with natural light, extended by a high-end fully equipped open-plan kitchen, a study area and a lounge space, all opening onto the terrace and garden.

**250 m,  
1000 m Plot size,  
Swimming pool**

**€2,500,000**



Upstairs, three en-suite bedrooms, including a spacious master suite with balcony and bespoke walk-in wardrobe, offer comfort and privacy. On the garden level, a bedroom with shower room, a second bedroom currently being completed, a laundry room, and an additional space that can be converted into a games room or fitness area complete the property. The outdoor areas offer generous spaces with a large terrace, a 13 x 4 m saltwater swimming pool, and a carefully landscaped garden in a green and peaceful setting. A garage, a carport and several additional parking spaces (up to five vehicles) complete the property. Located just 7 minutes from Cannes and 10 minutes from Cap d'Antibes, this property benefits from a prime location and well-appointed features. Fees payable by the seller  
Property tax: €1,753/year Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)



