

636 000 €

**Buying duplex**

**3 rooms**

**Surface : 57 m²**

**Surface of the living : 23 m²**

**Year of construction : 1997**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters

2 bedrooms

3 terraces

2 showers

2 WC

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

24/04/2025 - Prix T.T.C



## Duplex 772 Antibes

ANTIBES - ILETTE- SOLE AGENT Exceptional 3-room duplex apartment on the top floor of a pretty little residence, ideally located and perfectly quiet. The apartment opens onto a 38m² south-facing terrace and a second 30m² north-facing terrace to take full advantage of all seasons. On the 1st level is a beautiful bedroom opening onto a 3rd terrace, a shower room with toilet and a staircase leading to the upper level comprising a living room opening on either side onto the 2 large terraces, an equipped open plan kitchen, a bedroom with its own shower room and toilet. The basement includes 2 parking spaces and a cellar.

**Fees and charges :**

Annual current expenses 2 424 €

Well condominium

10 lots in the condominium 636 000 € agency fees 5,66% à the responsibility of the buyer included

