

250 000 €

**For sale apartment**

**3 rooms**

**Surface : 50 m<sup>2</sup>**

**Year of construction : 1998**

**View : Jardin**

**Standing : prestige**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, air conditioning, pool

2 bedroom

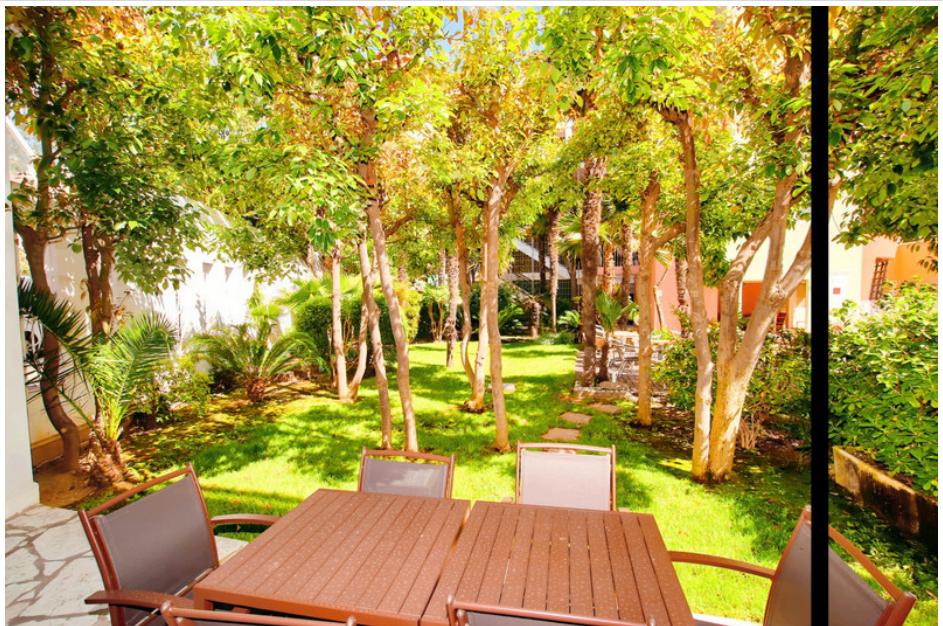
1 terrace

1 bathroom

1 shower

1 WC

1 parking



## Apartment 203 Antibes

Opportunity!! In an exceptional residence with unique architecture, featuring pools and exotic gardens, ideally located facing Port Vauban and just a 5-minute walk from Old Antibes. Beautiful furnished, equipped, and air-conditioned 3-room apartment. It includes: - A living room with kitchen opening onto a terrace - Shower room with toilet - Bathroom - Double bedroom - Second bedroom with bunk bed - Parking space in the covered garage Sold with a lease: - Quarterly rent guaranteed by contract - Regular charges for water, electricity, and residence tax paid by the manager - Possibility for the owner to enjoy their property for several weeks each year - Eligible for furnished rental tax benefits allowing tax-advantaged income Ideal for investors looking for a quality property in a prime location, professionally managed, and available for personal use without management hassle. A must-see!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 770 and 1110 € (reference year 2023)  
 Document non contractuel - 15/01/2026

