

## Completely refurbished modern villa with pool

Cap D'Antibes, French Riviera, 06160

Asking Price €3,300,000\* Agency fees payable by the vendor. Fee table available online at savills.fr and on request.



Ideally located for the beaches

- 5 bedrooms and 5 bathrooms
- Landscaped grounds of 1,164 sq m
- Swimming pool
- Pool house and summer kitchen
- 257 sq m
- EPC in progress
- CAN200066

## Local Information

The idyllic peninsula of Cap d'Antibes is ideally located between Nice and Cannes and consists mainly of prestigious, sprawling estates enjoying stunning natural scenery.

Cap d'Antibes has preserved its position as one of the most attractive and pleasant locations for holidays, famous for its walks along the coastline.

While the neighbouring localities of Antibes and Juan les Pins offer our clients a lively and bustling atmosphere, Cap d'Antibes remains a tranquil and isolated haven.

Approximately 16km from Nice international airport, 12km to Cannes and 50km to Monaco.

## About this property

Ideally located for La Garoupe beaches, completely refurbished modern property.

The villa of approximately 257 sq m arranged over 3 levels, features an entrance hall, an open plan kitchen with a dining area, a spacious reception room with high ceilings, a TV room, a quest toilet, 2 bedrooms and 2 bathrooms on the ground floor.

The first floor includes further 2 bedrooms and 2 bathrooms, as well as a TV room for children. The master bedroom with en suite bathroom, dressing and private terrace is situated on the second floor.

Landscaped grounds of 1,164 sq m with heated swimming pool, pool house and summer kitchen complete this stunning property.

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cap d'Antibes Office. Telephone: +33 (0)4 97 06 06 90.













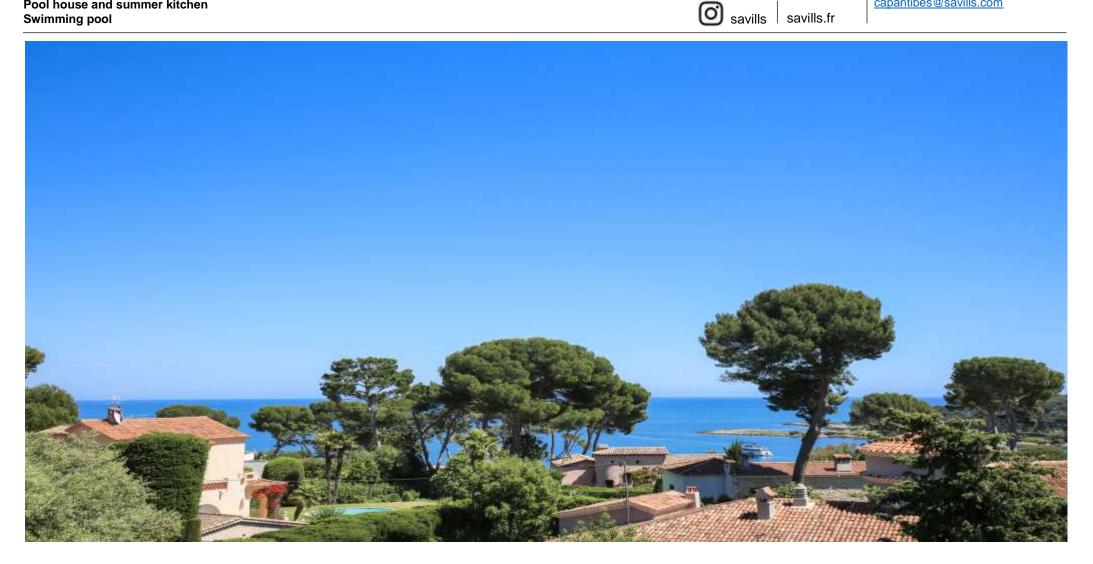






Cap D'Antibes, French Riviera, 06160 Gross Internal Area 2766 sq ft, 257 m<sup>2</sup> 5 bedrooms and 5 bathrooms Landscaped grounds of 1,164 sq m Pool house and summer kitchen Swimming pool

	Savills Cannes – Cap d'Antibes +33 (0)4 97 06 06 90 capantibes@savills.com
	+33 (0)4 97 06 06 90
	capantibes@savills.com
s fr	



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200702JLPR

