



# Ideally located for the beaches and facing the sea

**Cap D'Antibes, French Riviera, 06160**

**€3,590,000** \*Agency fees payable by the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.





- Facing the sea
- 6 bedrooms
- Flat grounds of 1,450 sq m
- Swimming pool
- Garage and indoor parkings
- 295 sq m
- DPE in progress
- CAN200083

#### About this property

Ideally located for the beaches of La Salis and La Garoupe, on the East coste of Cap d'Antibes, this Californian style villa boasts magnificent views of the Mediterranean Sea.

With a living area of approximately 300 sq m, the house features on the garden level: three bedrooms with en suite bathrooms, two further bedrooms, a complete bathroom with shower and a laundry room.

Upstairs there is a triple reception room with dining area, opening onto a spacious terrace with sitting and dining area, a fully fitted independent kitchen, opening onto a shaded terrace, a barbecue and a petanque ground. The level is completed by a principal bedroom with en suite bathroom, a dressing and a private terrace.

Charming flat grounds of approximately 1,450 sq m with swimming pool, large teak beach, a garage and indoor parkings complete this beautiful property.

Completely air-conditioned, centralized shutters control, house alarm, electric gate, videophone.

#### 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.

#### 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 3175 sq ft, 295 m<sup>2</sup>  
6 en suite bedrooms  
Flat grounds of 1,450 sq m with pool  
Garage and indoor parkings  
Land tax: 3,162€ in 2019



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Savills Cap d'Antibes  
+33 (0)4 97 06 06 90  
[capdantibes@savills.com](mailto:capdantibes@savills.com)



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