



## TO LET. WATERFRONT PROPERTY

PROPERTY

CAP D'ANTIBES, FRENCH RIVIERA, 06160

Price on request





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06160

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Panoramic sea views • Walking distance to the beaches, restaurant and shops • 900 sq m garden with pool

## Situation

The idyllic peninsula of Cap d'Antibes is located between Nice and Cannes and consists mainly of prestigious, sprawling estates and stunning natural scenery. While the neighbouring localities of Antibes and Juan les Pins offer a lively and bustling atmosphere, Cap d'Antibes remains a tranquil and isolated haven.

## Description

South-west exposure with panoramic views onto the bay of Golfe-Juan, Cannes and the Lerins Islands Approximately 250 sq m of total living area

Ground floor :

30 sq m dining room, 30 sq m living room with fire place, 25 sq m TV room.

Fully-equipped kitchen, opening onto a patio.

Guest bedroom with en-suite bathroom

1st floor:

Guest bedroom and en-suite bathroom

2nd floor

Master bedroom with sliding windows opening onto a large terrace with sea view and en suite bathroom

Guest bedroom with sliding window opening onto a large terrace with sea view, and en-suite shower room.

Guest bedroom, with en-suite shower room.

Basement:

Two guest bedrooms, and two shower rooms. TV room

Included in rental price:

Air-conditioned bedrooms. Cable television and flat screen TV

Internet access with WIFI. Alarm. Pool and garden maintenance

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.







## Cap d'Antibes

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\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquires regarding any associated noise within the area.** 20160715JLPR

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