



HOFBORG PROPERTIES

## Sale villa Cap d'Antibes

4 500 000 Euros



### OUEST

Magnificent contemporary architect villa with an area of about 295 m<sup>2</sup> located on the west side of Cap d'Antibes in a quiet residential area.

The villa is 100 meters from the beaches and 500 meters walk from the center of Juan les Pins and the Gould pine forest.

Beautiful flat garden of 1600 m<sup>2</sup> beautifully planted with a heated salt pool.

On the ground floor: a double entrance, a large living room and dining room, fully equipped kitchen, an office, a bedroom opening onto a pool, a bathroom and a dressing room.

Upstairs: 4 bedrooms including a master suite with jacuzzi bathroom and beautiful terrace with panoramic views.

Independent guest house with a bedroom and bathroom, equipped kitchen.

Cellar, double garage with annexes and parking spaces.

Ref. OUEST

## Detail

|                        |          |                     |                  |
|------------------------|----------|---------------------|------------------|
| House style            | -        | Orientation         | West             |
| Living surface         | 295 sqm  | Swimming-pool       | Oui              |
| Number of persons      | 12       | Heating type        | air conditioning |
| Gadren surface         | 1600 sqm | Air conditioning    | Oui              |
| Year of construction   | 2015     | Internet            | Oui              |
| Number of bedrooms     | 6        | Alarm               | Oui              |
| Number of double bed   | 6        | Safety box          | Oui              |
| Number of simple bed   | -        | Garage              | Oui              |
| Number of bathrooms    | 6        | Parking             | Oui              |
| Number of shower-rooms | -        | Dependences         | Oui              |
| Floor                  | 3        | Distance to the sea | 100 m            |
| Nimber of floors       | 3        |                     |                  |

## Energy consumption



Unit : kWhEP/sqm.year

Faible émission de GES



Forte émission de GES

Unit : kgeqCO2/sqm.year

## Photos



