



HOFBORG PROPERTIES

## Sale villa Cap d'Antibes

3 660 000 Euros



### Rose Cap

Beautiful Colonial-inspired villa located in Cap d'Antibes not far from the Lighthouse of Cap d'Antibes and the sandy beaches of the Salis. With an area of about 370m<sup>2</sup>, it offers a beautiful landscaped garden of 1800 m<sup>2</sup> and a large swimming pool bathed in sunshine. This villa, restored about ten years ago, was built in 1930 by Russian Princess Petrovich Niegoche and His Imperial Highness Prince George Romanowsky.

On the garden floor: Entrance, guest toilet, double living room, / dining room with open fireplace on a beautiful terrace and garden, fully equipped independent kitchen. 2 storage rooms, one of which can be easily converted into a bedroom. 1 bedroom suite with its bathroom and toilet. 1 bedroom/ office with its bathroom (toilet - evier).

On the pitch: Master bedroom with bathroom and toilet. 5 bedrooms and one bathroom. A living room/library. A kitchen equipped. Beautiful pool of 12 m - 5. Shelter cars.

Ref. Rose Cap

## Detail

|                        |                  |                     |       |
|------------------------|------------------|---------------------|-------|
| House style            | Maison de maître | Orientation         | East  |
| Living surface         | 350 sqm          | Swimming-pool       | Oui   |
| Number of persons      | 12               | Heating type        | -     |
| Gadren surface         | 1800 sqm         | Air conditioning    | Non   |
| Year of construction   | 1930             | Internet            | Oui   |
| Number of bedrooms     | 6                | Alarm               | Oui   |
| Number of double bed   | -                | Safety box          | Oui   |
| Number of simple bed   | -                | Garage              | Non   |
| Number of bathrooms    | 5                | Parking             | Oui   |
| Number of shower-rooms | -                | Dependences         | Non   |
| Floor                  | 2                | Distance to the sea | 300 m |
| Nimber of floors       | 2                |                     |       |

## Energy consumption



Unit : kWhEP/sqm.year

Faible émission de GES



Forte émission de GES

Unit : kgeqCO2/sqm.year

## Photos

