



816 000 €

**For sale villa**

**6 rooms**

**Surface : 145 m²**

**Surface of the land : 600 m²**

**Year of construction : 1965**

**Exposition : Sud**

**View : Mer panoramique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : Tiling**

**Features :**

Fireplace, Bedroom on ground floor,  
Double Glazing, Air conditioning, Laundry  
room, Automatic gate, Calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

1 cellar

**Legal information**

816 000 €

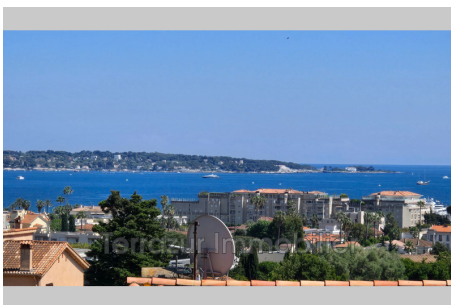
Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Villa Golfe-Juan

Panoramic sea view – Cap d'Antibes – Charming villa with great potential In a sought-after, quiet and privileged area, discover this charming villa to renovate, benefiting from an exceptional sea view over Cap d'Antibes. The elegance of the old is expressed through beautiful high ceilings, generous volumes and a unique atmosphere. Built on a well-exposed plot, this property offers strong renovation potential to become an exceptional residence, entirely updated according to your wishes with the possibility of creating a swimming pool. A large garage, an elevator serving the 1st level, and a rare living environment complete this property. A rare opportunity for lovers of spectacular views and authenticity, close to beaches and amenities. For more information, call Rosa at 06 98 41 55 13.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 4500 and 6200 € (reference year 2023)  
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