



### Large provencale villa in a quiet area of Cap d'Antibes

**Reference No:** 2054  
**Price Euros:** 2,800,000  
**Area:** Coastal 06  
**Town:** Cap D'Antibes  
**Department:** Alpes Maritimes  
**Bedrooms:** 6  
**Land Size m2:** 1,200  
**Habitable space m2:** 300

**Full Description:** In a very quiet area on the West side of the Cap, a mere 200m from the sea, lovely provencale villa of appr. 300m2 on a terrain of 1200m2 with a small seaview.

The villa is situated at the end of a cul-de sac and is therefore very private without any vis-a-vis.

At present the villa comprises a large living room with fireplace opening to the terraces, a dining room opening to terraces, kitchen, 2 bedrooms with bathrooms.

Upstairs is the large master bedroom with bathroom and dressing. A smaller childrens room with bathroom is adjacent. One level down is another large bedroom with bathroom.

A separate apartment with kitchenette and bathroom could house a guardian.  
Large cinema room/gym, laundry room, storage.

Lovely gardens with many fruit trees and a large swimming pool. Carport for 3 cars and an in-door double garage.

The villa is in need of refurbishment but offers enormous potential.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Broadband / ADSL, Cave, Courtyard, Double Glazing, Fireplace, Independant Apartment, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Outside Lighting, Private Garden, Private Pool, Satellite TV, Staff Quarters, Terrace

**Nearby Amenities:** Beaches, Fitness Center, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Ski-ing (-2hrs), TGV - less than 1 Hour, Watersports

**View:** Garden, Hills, Mountains, Pleasant, Port, Sea view

**Heating:** Electric, Radiators, Rev. climate control



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