



# LUXURY BY BLUE

INTERNATIONAL REALTY

SOLE AGENT. Magnificent villa for sale with sea views and the Cap d'antibes



Antibes - 4 250 000 €

Ref. 5726547

SOLE AGENT. This 3-storey mansion offers the highest quality finishings and amenities with beautiful panoramic views of the Cap d'Antibes and of the sea.

The grand entrance hall leads to a large living room with high ceilings and fireplace, a private office, a further family room with tv, a dining room leading to the fully equipped kitchen with breakfast dining area, spacious laundry room and pantry with ample storage.

The guest room on the ground floor has an en-suite shower room and toilet. The 3 bedrooms on the first floor including a stunning master suite all have marble bathrooms, a dressing room and access to the terraces.

The lower level includes a cinema room, a gym and a wine cellar. The large garage can accommodate up to 3 cars and also a generous atelier/workshop.

The beautiful Mediterranean grounds have been meticulously planned with olive trees, exotic trees and large infinity pool with built-in jacuzzi with multiple terraces and a summer kitchen area all designed to take in the panoramic view to the sea and the Cap d'Antibes and lighthouse.



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Living area : 460 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 4600.00 m<sup>2</sup>

Exposition : South-east

Rooms : 9

✓Swimming pool ✓Sea view

Fees payable by vendor

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