



2 390 000 €

**Buying villa contemporaine**

**8 rooms**

**Surface : 306 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : excellent**

**External condition : new**

**Couverture : Toit terrasse**

**Features :**

Piscine 10x4, pool house, fireplace,  
Bedroom on ground floor, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate, calm

6 bedroom

2 terraces

2 bathrooms

3 showers

5 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

17/06/2025 - Prix T.T.C



## Villa contemporaine 35 Juan-les-Pins

Exceptional opportunity in Juan-les-Pins, in the heart of the St Maymes district! This magnificent contemporary, detached house is like new, it was built in 2014 and is spread over 2 levels with a total surface area of 306 m<sup>2</sup>, all on a plot of 2000 m<sup>2</sup>. The interior, of exceptional quality, offers an independent equipped kitchen, and a living area of 65 m<sup>2</sup> facing South-West with an unobstructed view of the greenery. The equipment is up to par with solar hot water and underfloor heating by heat pump and air conditioners. This splendid residence offers 6 bedrooms, 2 bathrooms, 3 shower rooms, 5 toilets, 2 terraces, 1 large garage of 31m<sup>2</sup>, 3 or 4 outdoor parking spaces and a cellar. In addition, there is a 10x4 swimming pool, a pool house, a laundry room, an automatic gate and many other services. Sanitation by septic tank. A haven of peace guaranteed! St Maymes is a picturesque district of the town of Antibes, Juan-les-Pins. The area is mainly residential, punctuated by charming villas and luxurious properties. Its atmosphere is calm and preserved, with easy access to the golden sandy beaches of Juan-Les-Pins. The district of St Maymes is also distinguished by its proximity to the tourist and cultural sites of the region, such as the Picasso Museum of Antibes. St Maymes is therefore a place of

