

**1 370 000 €**

**Contact agency**

**Mathieu Immobilier**

1, Chemin Neuf

06410 Biot

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**For sale house**

**6 rooms**

**Surface : 170 m²**

**Surface of the living : 48 m²**

**Surface of the land : 1900 m²**

**Year of construction : 1967**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, AIR CONDITIONING, fireplace, double glazing, Automatic Watering, Laundry room, Automatic gate

3 bedroom

4 terraces

1 bathroom

1 shower

2 WC

5 parkings

**Energy class (dpe) : C**

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

Document non contractuel

04/07/2025 - Prix T.T.C



### House Biot

Nestled in a highly sought-after residential environment, in absolute calm and bathed in sunshine, this beautiful 6-room family villa offers an ideal living environment, just a stone's throw from amenities. On the ground floor, you'll discover a spacious, bright living room with a fully equipped open-plan kitchen, opening onto a covered terrace and the swimming pool. Two ground-level bedrooms, a bathroom, and a separate toilet complete this level. Upstairs, a large bedroom with a south-facing terrace, a dressing room, a bathroom with double sinks and a bright office offer comfortable and functional spaces. An independent space with a mezzanine, easily converted into a studio, as well as a laundry room complete the services. All on a wooded plot of 1,900 m² with swimming pool and carport for two cars.

**Fees and charges :**

1 370 000 € fees included

