

Price on request

Contact agency

Mathieu Immobilier

1, Chemin Neuf

06410 Biot

04 93 65 02 20 / s.mathieu@wanadoo.fr

For sale villa

6 rooms

Surface : 130 m²

Surface of the living : 45 m²

Surface of the land : 7380 m²

Year of construction : 1985

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

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

3 bedroom

2 terraces

1 bathroom

2 shower

3 WC

2 garage

20 parkings

1 cellar

Document non contractuel

26/07/2025 - Prix T.T.C



Villa 1955 Biot

EXCLUSIVE TO BIOT COLLINES - Magnificent 130 m² semi-detached villa in a quiet location in the sought-after area of Biot, close to Sophia Antipolis. On a plot of 7,380 m², this single-story house faces south with beautiful views of the surrounding countryside. The separate kitchen is fully equipped, and heating is provided by reversible air conditioning. The interior is in good condition, demonstrating regular maintenance since its construction in 1985. The property is connected to the mains drainage system. It offers the comfort of a large living/dining room, a kitchen and pantry, three bedrooms, a bathroom, two shower rooms, three toilets, and two terraces. There are also no fewer than 20 parking spaces, a cellar, a laundry room, and an automatic gate. Among the various amenities, there is a swimming pool, air conditioning, a fireplace, and double glazing. Peace and quiet are guaranteed. It also benefits from a 130 m² premises + garage, cellar and outbuildings as well as numerous parking spaces. Currently, a current lease on the premises offers a return of €1,100/month. All within a condominium with green spaces and a swimming pool. Ideal for craftsmen or families who wish to purchase both. Possibility of purchasing the second half of 151 m² + premises 130 m², garage and outbuildings at €799,000 c/c or the whole at €1,548,000

