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 : 149 m²

Surface of the living : 35 m²

Surface of the land : 7380 m²

Year of construction : 1985

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

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

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garage

20 parkings

1 cellar

Document non contractuel
26/07/2025 - Prix T.T.C

Villa 1954 Biot

EXCLUSIVE TO BIOT COLLINES - Magnificent 151 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 independent kitchen is fully equipped and heating is provided by reversible air conditioning. The interior is in good condition, attesting to the regular maintenance since its construction in 1985. The sanitation is on the main sewer. It offers the comfort of a large living room/lounge, a kitchen and a pantry, four bedrooms, a mezzanine space (office or guest room), a bathroom, two shower rooms, three toilets and two terraces. There are also no less than 20 parking spaces, two closed garages, a workshop, a cellar, a laundry room and an automatic gate. Among the various services, we note the swimming pool, air conditioning, a fireplace and double glazing and solar panels. Peace and serenity 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 €900/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 130 m2 + premises 130 m2, garage and outbuildings at €749,000 c/c or the whole at €1,548,000

Fees and charges :