

## Price on request

Contact agency

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For sale house

5 rooms

Surface : 110 m²

Surface of the living : 25 m²

Surface of the land : 1040 m²

Year of construction : 1995

Exposition : Sud

View : Campagne

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, AIR CONDITIONING, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D



## House 1958 Biot

EXCLUSIVE TO BIOT This charming villa will captivate you with its tranquility and peacefulness, situated in a small gated community that ensures security. Its plot of land with a swimming pool, spanning over 1000 m², is perfectly positioned for sun exposure, sheltered from view, with an unobstructed outlook. With approximately 110 m² of living space, it offers a lovely open-plan living area with a fully equipped kitchen, a ground-floor bedroom or office with a washroom, a laundry room (boiler room), a shower room with toilet, and storage. Upstairs, there are three bedrooms, a bathroom, and a separate toilet. It also includes a carport and several parking spaces. A pétanque court, an automatic gate, a gas boiler, air conditioning, and fiber optic internet complete the comfort of this rare villa on the Biot market.

Fees and charges :

Annual current expenses 50 €

Well condominium

9 lots in the condominium

