

1 295 000 €

Contact agency

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For sale villa

7 rooms

Surface : 170 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1950 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Sans vis à vis

Hot water : Fuel

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic gate, CALM

4 bedroom

2 terraces

3 bathrooms

1 shower

3 WC

2 garage

7 parkings

1 cellar

Document non contractuel

21/05/2024 - Prix T.T.C



## Villa 1793 Biot

conveniently located in a residential area, a pleasant place to live, in absolute calm, not overlooked, with a south-facing exposure, Beautiful Provencal Villa of 170 m<sup>2</sup> located on a plot of land of approximately 2000m<sup>2</sup>, landscaped, offers a magnificent entrance, style tropézienne opening onto a 40 m<sup>2</sup> living room and its insert fireplace, a closed kitchen with its pantry, a master suite with its bathroom + shower and toilet, an office, another bedroom, a bathroom, a toilet independent, Sea view on the ground floor A boudoir space will take you upstairs where you will discover a bedroom, a bathroom, a separate toilet, a dressing room or other room. Convertible attics will be an asset to create an additional room. For moments of conviviality or relaxing breaks, you will appreciate the 52 m<sup>2</sup> Mosaic swimming pool, its shaded summer kitchen, its barbecue, its 5 terraces including one of 35 m<sup>2</sup>, decorated with Mediterranean species and the space for pleasures petanque. Double garage, cellar, garden shed, 5/6 parking spaces inside the property. At the entrance, a dry stone fence wall will catch your attention due to its rarity. For nature lovers, you can enjoy private direct access to the fenced and secure forest. Biot, the Riviera capital of artisanal blown glassware, combines with Mougins Vallauris, Antibes, Sophia Antipolis. \*\*Remote surveillance - electric gate - Electric cumulus (hot water) - Wooden shutters - Roof

Fees and charges :

