

## Price on request

**Contact agency**

**Mathieu Immobilier**

1, Chemin Neuf

06410 Biot

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**For sale villa**

**6 rooms**

**Surface : 161 m²**

**Surface of the living : 45 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2025**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : NEW**

**External condition : NEW**

**Features :**

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

4 bedroom

4 showers

4 WC

1 garage

3 parkings

**Energy class (dpe) : A**

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

Document non contractuel

03/10/2025 - Prix T.T.C



## Villa 1964 Biot

BIOT, New villa within a gated and secure estate of 5 villas, located on the hills of Biot, bordering Valbonne, with unobstructed views in complete tranquility. We offer you a contemporary 5/6-room villa covering 161 m², featuring a welcoming entrance with a modern staircase and a cathedral ceiling living room flooded with natural light, an open equipped kitchen, and a beautiful ground-floor master suite with its own bathroom and dressing room. Upstairs, the mezzanine landing leads to 3 spacious en-suite bedrooms, each with bathrooms and fitted wardrobes, A garage and a laundry room complete the villa. Reduced notary fees! Delivery scheduled for June 2026. Plot of approximately 1200 m². Heating system with reversible air conditioning and thermodynamic hot water. This villa boasts brand-new high-quality interior finishes that meet the latest environmental standards. Detached by design, it is equipped with a micro-treatment sewage system. Much more than just a house, it is a true haven of peace, featuring a swimming pool, double glazing, automatic irrigation, laundry room, automatic gate, fenced, lawned and landscaped grounds. This is an exceptional property that deserves your full attention. Biot, located in the 06410 area, is a prime location for buying homes thanks to its many real estate advantages. Firstly, its proximity to lively Côte d'Azur cities like Antibes or Nice offers an ideal lifestyle combining peace and vibrancy.

Moreover, the town boasts a wide variety of properties, from traditional Provençal stone houses to modern villas with pools. For those seeking a peaceful retreat, the mountains offer a stable property, while the sea provides a sound location. Fees and conditions apply.

