

400 000 €

For sale house

3 rooms

Surface : 67 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 360 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud ouest

Inner condition : to renovate

Features :

double glazing

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

02/05/2024 - Prix T.T.C



## House Biot

Discreetly semi-detached villa located in a hamlet at the entrance to Biot and 5 minutes from Sophia Antipolis. You will have a living room on one level with a large independent kitchen (which can be opened), a bathroom and separate WC. Upstairs you will find 2 comfortable bedrooms overlooking the garden. A large garage (18m<sup>2</sup> with high ceilings) and a shed (10m<sup>2</sup>) adjoining the kitchen can become habitable rooms. The roof has been redone and part of the insulation has already been improved. The flat and fenced garden offers you a pleasant living space. It is possible to park 2 cars at the rear of the house. This villa, which requires renovation work, will be ideal for a first purchase or a young working couple.

Fees and charges :

Annual current expenses 160 €

Well condominium

400 000 € fees included

