

1 150 000 €

For sale villa

4 rooms

Surface : 141 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 1364 m<sup>2</sup>

Year of construction : 2020

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : new

External condition : new

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

4 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2024 - Prix T.T.C



## Villa 1796 Biot

Magnificent contemporary villa located in Biot, in the prestigious Collines district, close to the village. This superb individual residence, recently built (2020), meeting the latest generation environmental standards, very economical, offers a living area of 141m<sup>2</sup> and is built on a plot of 1364m<sup>2</sup>. Bathed in light, its large 60 m<sup>2</sup> living room facing South-East offers a clear view. The main house also consists of an equipped American-style kitchen and 2 bedrooms, including a single-storey master suite. In addition, there is a bathroom, a shower room and 2 toilets. A 2-room annex ideally completes this villa for friends or family. For lovers of peace and comfort, the villa has a beautiful terrace, a long swimming pool, a stove and double glazing. An automatic watering system, an automatic gate, and 4 parking spaces complete this exceptional property. New condition. An opportunity to seize without further delay! The Collines de Biot sector, located in the town of 06410 Biot, is a residential area. Nestled on the French Riviera, it offers an impressive natural spectacle with its green and hilly landscapes. The residences scattered on the hillsides offer panoramic views of the Mediterranean Sea. The proximity of the Sophia Antipolis technology park makes the sector attractive for professionals.

