

1 290 000 €

For sale villa

5 rooms

Surface : 180 m<sup>2</sup>

Surface of the living : 48 m<sup>2</sup>

Surface of the land : 1897 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud

Hot water : Gaz

Features :

pool, Climatisation, Alarme, fireplace,

Bedroom on ground floor, double glazing,

Automatic gate, calm

5 bedroom

1 bathroom

2 showers

2 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

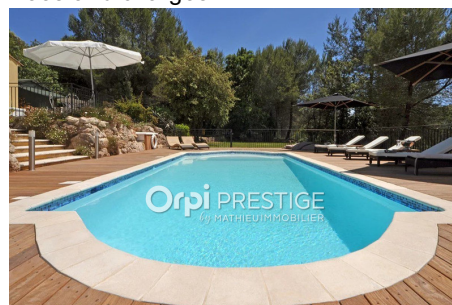
25/02/2024 - Prix T.T.C



## Villa Délégation 1759 Biot

Come and discover this splendid Villa from 2004 with an area of 180 m<sup>2</sup> with its land of 1897 m<sup>2</sup>. It consists of 5 bedrooms, fully air-conditioned. The ground floor comprises an entrance hall with a storage room, an open plan living/dining/kitchen area with fireplace and 5 double doors leading to the outside terraces. The property also includes an office and a separate independent space with a double bedroom, shower room and TV lounge. Upstairs you will find 4 double bedrooms, a shower room and a large bathroom with shower in the master bedroom. The 1897 m<sup>2</sup> plot consists of two terraces, lawn, a bowling alley and offers a spacious and fenced swimming pool to enjoy sunny days. Access to the villa is via electric gates into the grounds and then onto the property itself, and there is parking for several cars. Mougins International School - 12mins. Nice Airport 25mins Located on the edge of the National Park in the Bois Fleuri de Biot district next to Valbonne, the villa is at the end of a small, peaceful estate of 9 houses. A comfortable and secure property with all the conveniences of public transport and local services nearby.

Fees and charges :



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