

1 295 000 €

For sale villa contemporaine

6 rooms

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

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

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 2007

Exposition : Plein sud

View : Jardin

Hot water : Gaz

Inner condition : excellent

External condition : good

Couverture : Toit terrasse

Features :

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

4 bedroom

2 terraces

2 bathrooms

2 showers

3 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

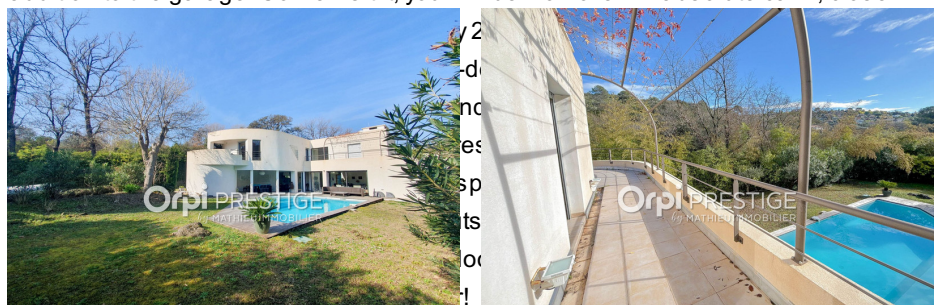
Document non contractuel

28/04/2024 - Prix T.T.C



## Villa contemporaine 1790 Biot

In absolute calm, close to the village of Biot on foot (approximately 20 minutes) in a sought-after area, nestles this very pretty Individual architect-designed house built in 2007, composed of: 4 Bedrooms (1 on the ground floor and 3 upstairs), 2 bathrooms and 2 shower rooms, Several hallways and dressing rooms, 1 large terrace -solarium upstairs. Fully air-conditioned Bright and spacious living room of 40 m<sup>2</sup>, and beautiful basement of almost 100 m<sup>2</sup>. Outside, swimming pool and large terrace on a large flat plot of 1520 m<sup>2</sup>. Large outdoor spaces to park cars in addition to the garage. Come visit it, you will be won over! In absolute calm, close to the village of Biot on foot (approximately 20 minutes) in a sought-after area, nestles this very pretty Individual architect-designed house built in 2007, composed of: 4 Bedrooms (1 on the ground floor and 3 upstairs), 2 bathrooms and 2 shower rooms, Several hallways and dressing rooms, 1 large terrace -solarium upstairs. Fully air-conditioned house. Bright and spacious living room of 40 m<sup>2</sup>, and beautiful basement of almost 100 m<sup>2</sup>. Outside, swimming pool and large terrace on a large flat plot of 1520 m<sup>2</sup>. Large outdoor spaces to park cars in addition to the garage. Come visit it, you will be won over! In absolute calm, close



Fees and charges :

1 295 000 € agency fees 5,00% à the responsibility of the buyer included

Orpi Prestige by Mathieu Immobilier - 1, Chemin Neuf - 06410 Biot

Tél. +33 (0)4 93 65 02 20 - www.mathieuimmobilier.com - info@mathieuimmobilier.com

RCS Antibes B 453 246 951 - Code NAF 6831Z - Document non contractuel