

349 000 €

Contact agency

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For sale house

3 rooms

Surface : 74 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1948

Exposition : Sud

View : Aperçu mer

Inner condition : excellent

External condition : exceptional

Features :

AIR CONDITIONING, double glazing, CALM

1 bedroom

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

26/02/2025 - Prix T.T.C



## House Biot

**RARE FOR SALE – BIOT VILLAGE** Located in the heart of the picturesque village of Biot, this 73.55 m<sup>2</sup> triplex apartment (45.11 m<sup>2</sup> Carrez law) stands out for its three-sided exposure, a rarity in the area, offering exceptional brightness throughout the day. With its unobstructed view of the hills and the sea, it benefits from a peaceful and privileged setting. An impeccable condition: from the facade to the roof, from the connections to the smallest interior finishes, everything has been redone with care and attention to detail by a passionate and professional owner, guaranteeing absolute comfort and serenity for future owners. The living space is composed of: On the first level: A living room bathed in light, with an equipped American kitchen, ideal for those who love conviviality. On the second level: A beautiful master bedroom, an office and a bathroom. On the third level: An attic bedroom full of character, with 10 m<sup>2</sup> of optimized storage. Equipped with reversible air conditioning on each floor, individual gas heating, double glazing and excellent insulation, this property guarantees absolute comfort in all seasons. With no co-ownership charges, this house-apartment is a real favorite, combining the charm of the old with a high-end renovation. A unique opportunity to discover without delay!

Fees and charges :

Well condominium

