

730 000 €

Contact agency

Chancel Immobilier

6, Boulevard Chancel

06600 Antibes

+33(0)4 93 95 95 00 /

info@chancelimmobilier.fr

For sale house

4 rooms

Surface : 70 m²

Surface of the land : 2063 m²

Inner condition : to renovate

External condition : to renovate

Features :

Bedroom on ground floor, CALM

2 bedroom

1 bathroom

1 WC

1 garage



House Délégation TV Biot

We are offering for sale exclusively a single-storey villa with a living area of approximately 70 m² located in a residential area of Biot, in absolute calm. This villa is located on a very beautiful plot of 2,063m², very well exposed, landscaped and planted. The land slopes gently from north to south. It currently includes a garage, a dining room, a kitchen, two bedrooms, a bathroom, a toilet. It can be renovated and inhabited in its current configuration. It can also be the subject of a very beautiful extension project, to build a contemporary villa of 300M² of living space with floor, empty living room and garage, with the possibility of a full basement, 5 en-suite bedrooms, office, laundry room, wine cellar and cinema room. The plot is located in the UeB zone and has a land area coefficient of 30%, reduced to 10% due to the existing specifications and governing the construction rules in the area to which the plot is attached (no loads). Construction height R+1. Bus stop to the village of Biot and schools 2 minutes; walk away with easy and safe access. Valbonne high school 5 mins away, Biot village 5 mins away, Valbonne village 7 m away, Sophia Antipolis 7 m away. DPE: E GES: E

Fees and charges :

730 000 € fees included

Document non contractuel

