

1 455 000 €

Contact agency

Côte Immobilier

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For sale mansion

5 rooms

Surface : 214 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 2300 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : slate

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

4 parkings

2 cellars

Document non contractuel

Energy class (dpe) : D

01/03/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : C



## Mansion 1958 Biot

Splendid character house for sale located in the charming district of Biot. Offering a living area of 214 m<sup>2</sup>, it offers a spacious living room of 40 m<sup>2</sup> and extends over a single level. Facing East-West, it benefits from a breathtaking view of the surrounding landscape. Composed of a fully equipped independent kitchen, the house offers a heating and hot water system running on electricity. The general condition of the interior is excellent. Detached, it has 3 bedrooms, 2 bathrooms, a shower room and 3 toilets. The property extends over a plot of 2300 m<sup>2</sup>, decorated with a magnificent swimming pool and pool house to take full advantage of sunny days. For more comfort, it also has a fireplace, a bedroom on one level, double glazing, an automatic watering system, a laundry room, an automatic gate and offers a quiet environment. Two terraces, 4 parking spaces and 2 cellars complete this exceptional property.

Fees and charges :

Annual current expenses 400 €

Well condominium

6 lots in the condominium 1 455 000 € fees included

