

749 000 €

Contact agency

Mathieu Immobilier

1, Chemin Neuf

06410 Biot

04 93 65 02 20 / info@mathieuimmobilier.com

For sale villa

6 rooms

Surface : 165 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 1025 m<sup>2</sup>

Year of construction : 1984

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

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

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

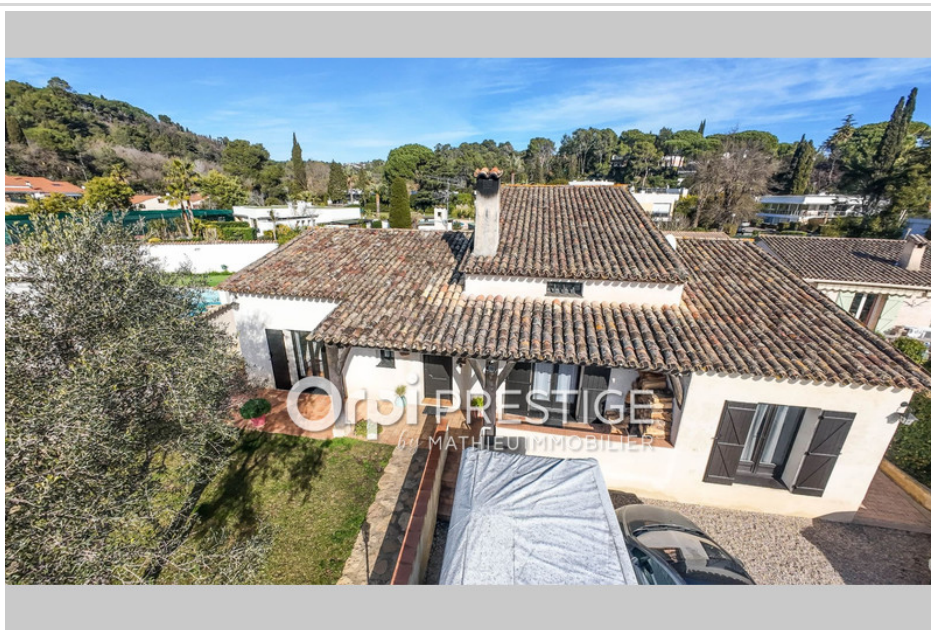
5 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

09/03/2025 - Prix T.T.C



## Villa 1826 Biot

EXCLUSIVE - BIOT - Close to amenities for this perfectly calm and sunny villa. Apart from its high quality construction, it offers a magnificent living room with fireplace and inserts extending outside onto large covered terraces equipped with barbecue, bread oven, ideal for family dinners. A large mezzanine with a bedroom and shower room overlooks its living room. It also consists of two bedrooms on one level with bathroom and shower room, a third room with laundry room can be modified into a bedroom. Beautiful exteriors await you as well as a large workshop, a greenhouse for your vegetable garden and plenty of parking.

Fees and charges :

749 000 € fees included

