

595 000 €

Contact agency

Chancel Immobilier

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For sale land

Surface : 2050 m<sup>2</sup>

Field appearance : trees

Exposition : Sud

View : Sans vis à vis

Features :

CALM, Fenced, Building-estata



### Land Délégation TV Biot

We are offering for sale exclusively a single-storey villa with a living area of approximately 70 m<sup>2</sup> located in a residential area of Biot, in absolute calm. This villa is located on a beautiful plot of 2,063m<sup>2</sup>, very well exposed, landscaped and planted. The land is gently sloping 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 could also be the subject of a very beautiful extension project, to build a contemporary villa of 300M<sup>2</sup> habitable with floor, empty on living room and garage, with possibility of full basement, 5 bedrooms en suite, office, laundry room, wine cellar and cinema room. The plot is located in the UeB zone and has a land use coefficient of 30%, reduced to 10% due to the existing specifications governing the construction rules in the area to which the plot is attached (no charges).

Fees and charges :

595 000 € fees included

Document non contractuel

25/02/2025 - Prix T.T.C

