

Maison Biot 154 m<sup>2</sup>

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PRIX DE VENTE : 1 100 000 €

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EXCLUSIVITÉ

## DESCRIPTION

### EXCLUSIVITY !

Beautifully renovated detached villa, ideally exposed, located in a lush, residential and particularly quiet environment, just a 10-minute walk from the village of Biot.

Built on a plot of approximately 1,200 sqm with swimming pool, the property is set within a private estate composed exclusively of villas, offering a peaceful and preserved living environment. It also benefits from a practical location, with a bus stop within walking distance, as well as close proximity to schools and local shops.

The villa features a superb 65 sqm double-height cathedral living room, offering generous ceiling height and remarkable natural light. The living area opens seamlessly onto a fully equipped contemporary kitchen, designed as a natural extension of the living space, ideal for everyday convivial living.

A modern wood-burning stove completes this area, enhancing both comfort and the warm atmosphere of the main living room.

The master suite of approximately 17 sqm enjoys open views over the village of Biot and includes its own en-suite shower room. A child's bedroom or office completes this level.

On the garden level, the sleeping area comprises two attractive bedrooms with their own shower rooms, as well as an additional bedroom already fitted with a shower room, which could easily be converted into a fourth bedroom. A wine cellar completes this level.

Outdoor spaces are arranged around the swimming pool and a pleasant 25 sqm terrace equipped with a bioclimatic pergola, allowing year-round enjoyment of outdoor living.

The property also offers a double garage as well as a carport.

Thermal comfort is ensured by a dual heating system, controllable remotely.

Le Provençal Golf is just 5 minutes away, further enhancing the appeal of this sought-after location.

A property combining calm, modern comfort and quality of life, ideal as either a primary residence or a second home, in one of the most desirable areas of Biot.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	154.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

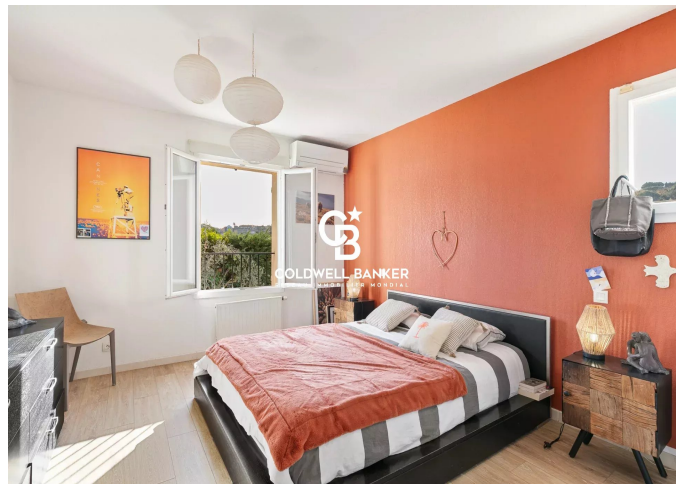
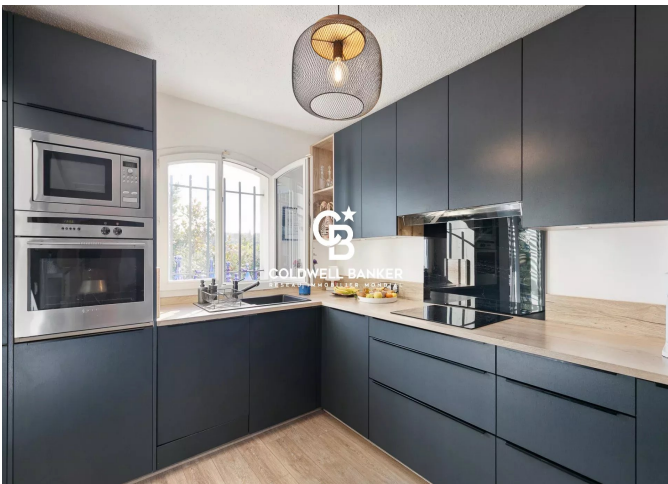
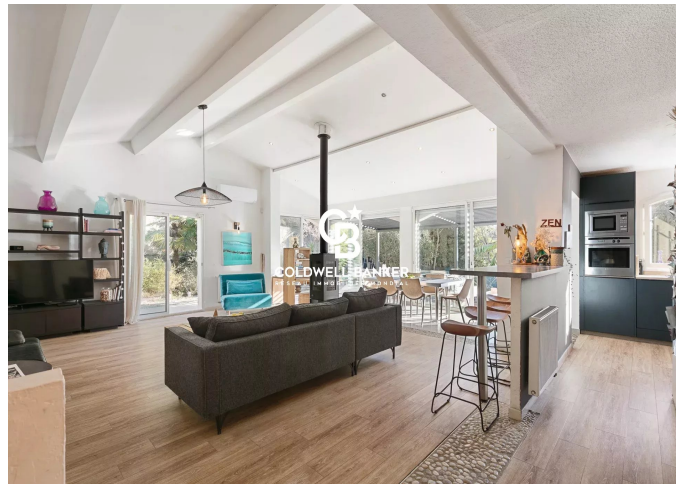
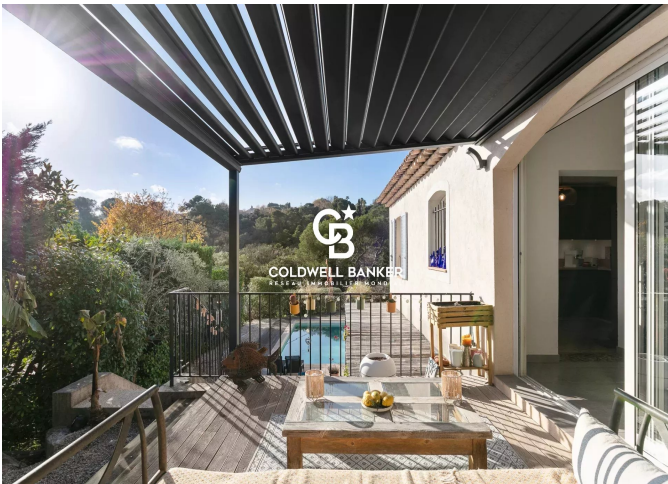
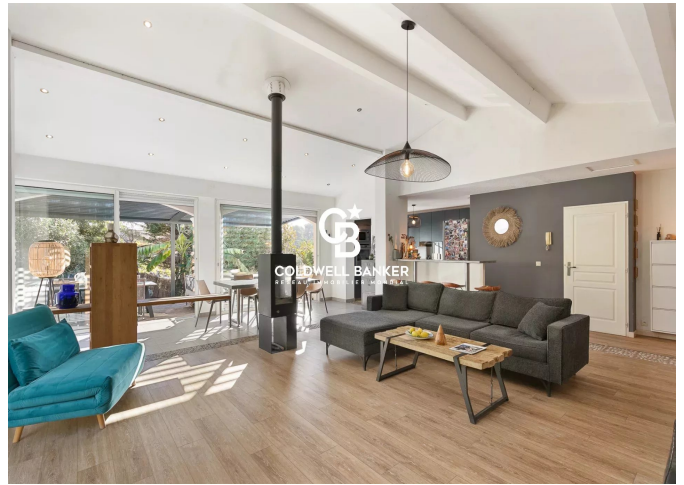
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 70

Indice d'émission de gaz à effet de serre (GES) : B 10



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