

Maison Biot 191 m<sup>2</sup>

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PRIX DE VENTE : 2 650 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Exclusive listing.

Newly built villa (2024), located in a quiet and residential domain in Biot / Saint Julien. Very peaceful surroundings, surrounded by villas only, offering a true sense of privacy while remaining close to all amenities.

The villa is well designed and organized into three distinct living areas, making it especially comfortable for family living.

Ground floor: a bright and spacious living area with an open-plan kitchen, opening directly onto the garden and the pool. An office space is also located on this level, ideal for working from home.

First floor: the master level with two bedrooms, dressing rooms, and a terrace with a pleasant sea view, offering a more private atmosphere.

Top floor: two additional bedrooms, perfect for children or guests.

Living area of approximately 191 sqm (232 sqm total), set on a plot of around 1100 sqm.

Comfortable and easy-to-maintain garden with a swimming pool equipped with a counter-current swimming system.

Modern villa with quality features: air conditioning, underfloor heating, high-level thermal and acoustic insulation.

East, West, and South exposure, ensuring optimal natural light throughout the day, with open sea views.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur : [georisques.gouv.fr](https://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	191.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

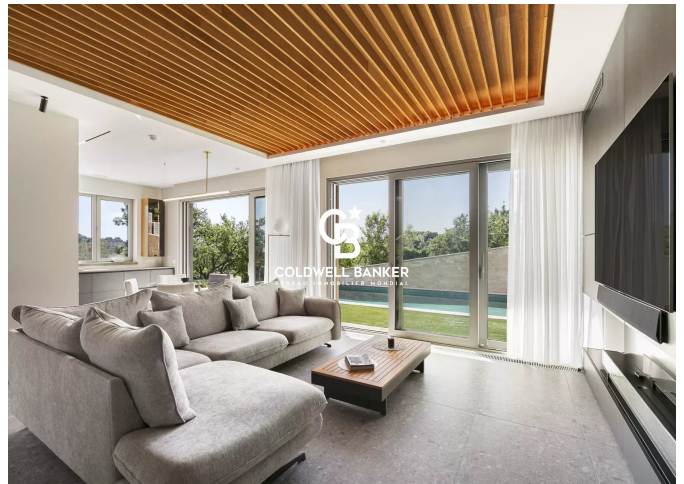
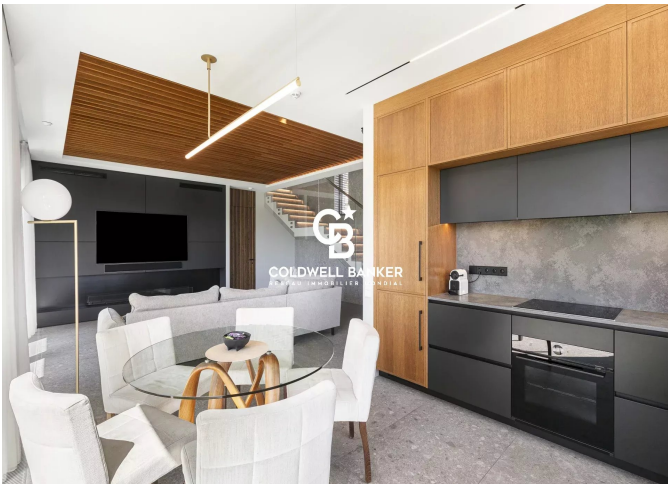
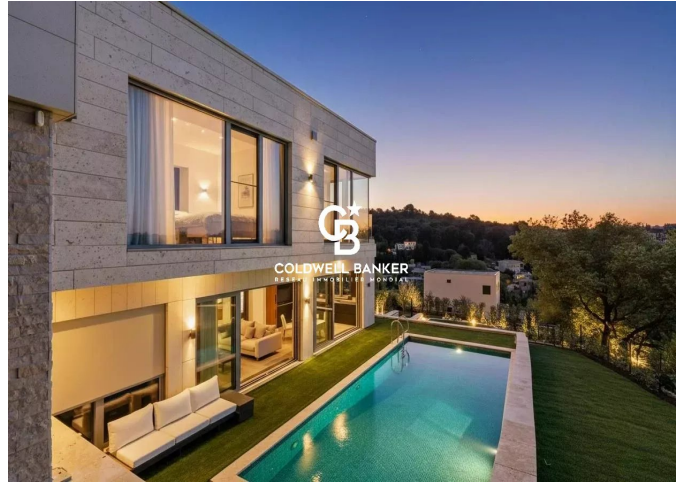
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## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Indice d'émission de gaz à effet de serre (GES) : B 7



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