



2 200 000 €

**For sale luxury property**

**5 rooms**

**Surface : 257 m²**

**Surface of the living : 62 m²**

**Surface of the land : 1900 m²**

**Year of construction : 2021**

**Exposition : Plein sud**

**View : Jardin**

**Inner condition : new**

**External condition : new**

**Features :**

pool, Pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

2 bathrooms

1 shower

4 WC

3 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

17/06/2025 - Prix T.T.C



## Luxury property 1957 Biot

Magnificent single storey villa close to shops in a quiet area . It extends over more than 257 m² with these two suites, one of which is 31 m². A spectacular and exotic entrance deserts all the rooms. Its huge U-shaped living room allows you to benefit from the swimming pool and the summer kitchen in perfect harmony. Currently configured as 3 bedrooms, gym, laundry room. It stands on 2000 m² of flat land with a well and

**Fees and charges :**

2 200 000 € agency fees 4,77% à the responsibility of the buyer included

