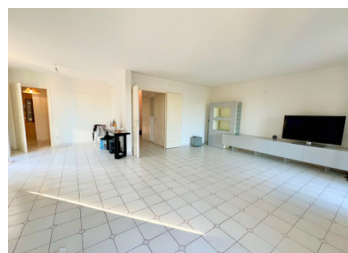
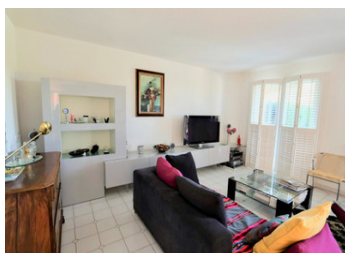


Biot Vallée Verte area. 3 bedroom house with private pool and garage. In dominant position with sea views.



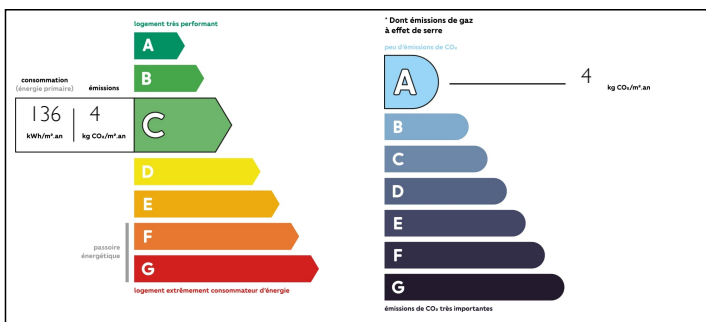
INFORMATION

Town:	Biot
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	530 m2

IN BRIEF

In a privileged setting on the heights of Biot, this 4-room villa is located in a luxury residence with caretaker and tennis court. Set on a 530 m² plot, it features a private swimming pool, a sauna and a vast terrace with integrated jacuzzi offering uninterrupted views over the greenery. The 3 bedrooms on the first floor are air-conditioned, with sea views from a loggia. A closed garage, nearby shops and monthly charges of €193 complete this property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

On the heights of Biot, in a privileged setting in the Vallée Verte, discover this perfectly maintained 4-room villa in a luxury residence with caretaker and tennis court. Nestling on a 530 m² plot, it boasts a private swimming pool and sauna for absolute relaxation.

The air-conditioned living area and vast east-south-east-facing terrace, with its built-in jacuzzi, offer uninterrupted views of the surrounding greenery. Upstairs, there are three air-conditioned bedrooms, one of which has an en suite bathroom and access to a loggia offering a beautiful sea view and a view of the surrounding hills. A shower room with WC, a dressing room, a sauna with shower and an enclosed loggia with mezzanine complete this level.

The electrically-closed garage has plenty of storage space to suit your needs. Conveniences are close at hand, including local shops, a bus stop, schools of all levels and easy access to Sophia Antipolis.

The co-ownership consists of 29 main lots, with monthly charges of around €193 and no ongoing proceedings. Agency fees are payable by the vendor.

Property tax €1807

For more information about the property's energy performance (Energy Class C/128 and Climate Class A/4) and any risks to which it may be exposed, please visit the Géorisques website: georisques.gouv.fr.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1807 EUR

NOTES