



## Villa in Biot,

06410, Biot, Alpes-Maritimes, Provence-Alpes-Côte D'azur

\* Available \* 5 Beds \* 2 Baths \* 350m2

Sale - Villa Biot (Les Clausonnes)

# €2,950,000

Ref: 11559

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**French Entrée** 

## Property Description

Within 20 minutes from the airport, out of sight and with a postcard view over the village of Biot to the sea, elegant villa in an excellent condition of approximately 350 m<sup>2</sup> located on a plot of 2,600 m<sup>2</sup>.

The main house consists of an entrance, a bright living room overlooking the view and the garden, an equipped kitchen semi open to the dining room. In the extension, a library (initially a bedroom). A few steps lead to the master bedroom with dressing room and en-suite bathroom. A few more steps lead to 2 bedrooms upstairs which share a shower room.

More independent, a 5th bedroom with its en-suite bathroom.

On the ground floor, a large garage, a laundry room and an office.

Outside, a beautiful heated, salt-water mirror pool.

A caretaker's / friend's apartment completes the set and has a living room with an equipped kitchen, a bedroom and a bathroom. On the garden level, a large garage that can accommodate at least 2 cars.

The villa has a fiber optic connection, a video surveillance system and an alarm.

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