



## Villa in Biot,

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

€2,350,000

Ref: 13482

\* Available \* 5 Beds \* 1 Bath \* 270m2

Sale - Villa Biot (Bois Fleuri)

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**French Entrée** 

## Property Description

In a sought-after luxury area with wide access roads, quiet and on top of the hill, beautiful single storey villa entirely recently renovated with a contemporary interior style.

Dominant position and very nice panoramic view of the sea and hills.

Entirely ecological villa using very little electricity and benefiting from an almost zero carbon footprint.

Superb cathedral living room of 80 m<sup>2</sup> with a solid wood frame and workshop-style metal opening wide onto the terraces with large sliding windows. Open stainless steel kitchen and waxed concrete worktops, mezzanine with office area and games/TV room, 4 bedrooms in the main villa, full basement with laundry room, cellars and large 55 m<sup>2</sup> garage (4 cars), numerous parking spaces in the garden.

Quality materials and equipments (heat pump underfloor heating). Frames, roof and wall insulation, electricity, plumbing and septic tank redone in 2014.

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Beautiful wooded garden of 5,080 m<sup>2</sup> with large 17x5 salt-water swimming pool and pool-house with bedroom, kitchenette, shower room and WC.

Possibility of significant extension or construction of large garages or a large additional villa with independent entrance (but without parcel division). Possibility of building a tennis court.

Very good energy performance, DPE Conventional consumption A (45) and Estimated emissions A (1) .

Average energy expenditure is estimated at between ?660 and ?980 per year (average energy prices indexed on January 1, 2021, subscriptions included).

Information on the natural risks to which this property is exposed is available on the Georisques website

<http://www.georisques.gouv.fr>

REF 12865

Agency fees are to be paid by the seller.

REF 11047

