



## Villa in Biot,

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

\* Available \* 3 Beds \* 205m2

Sale - Villa Biot

# €1,395,000

Ref: 84358247

## Property Description

### BIOT - "The Green Valley"

Detached villa on 2 levels, built in the middle of a magnificent plot of 2045m<sup>2</sup>.

Currently made up of two 3 bedroom apartments, for a total living area of ??205m<sup>2</sup>, each apartment boasting a terrace of approximately 35m<sup>2</sup>. Facing mainly south, it would be easy to connect the 2 apartments and even plan an extension (plans drawn up).

The garden is very well exposed and extremely quiet and is divided into several spaces (13x7 swimming pool, pétanque court, pergola, relaxation area, parking lots, etc.). It is very easy to maintain, in a dominant position and is not overlooked. The crawl space under the house has been converted into storage space and a pool technical room. Water source, garage and numerous parking spaces. Close to amenities and transport. Lots of potential.

