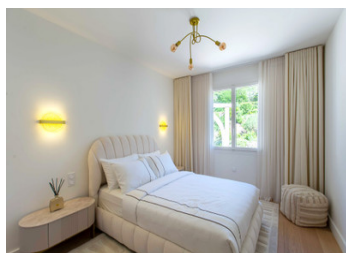
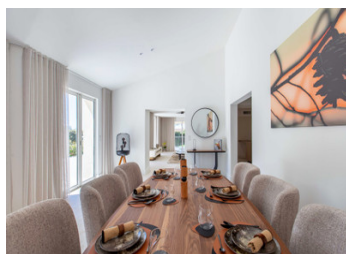


**Biot - Bois Fleuri.** In quiet surroundings, superb contemporary 5 bedroom villa, pool, garden



## INFORMATION

Town:	Biot
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	289.53 m2
Plot Size:	4200 m2



## IN BRIEF

Biot - Bois Fleuri. Located in a sought-after residential area between Valbonne and Biot, on a magnificent, largely flat, wooded plot of 4200 m<sup>2</sup>. Splendid modern villa renovated in 2024 with contemporary and luxurious features. With a living area of approximately 290 m<sup>2</sup>, it includes a large pool and teak deck. Perfectly positioned, it is very bright.

It consists of an entrance, living room, dining room, lounge with fireplace, impressive high ceilings enhancing the spacious feel of the living areas, all opening onto the sunny terrace, equipped kitchen and pantry, 5 en-suite bedrooms including a master suite, office, cellar, and various outbuildings.

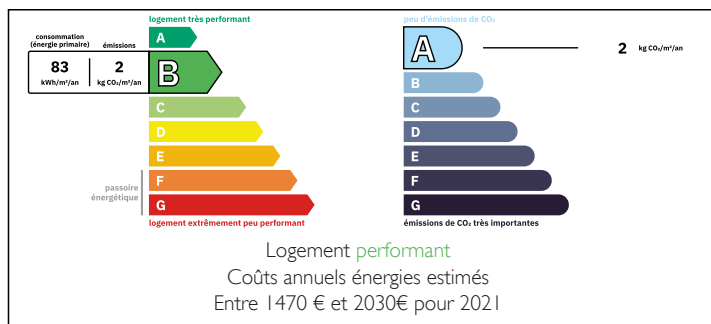
Ample parking.

Surrounded by greenery, in a quiet location.

Close to numerous golf courses.

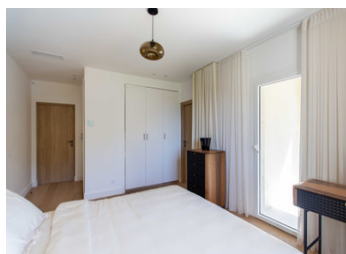
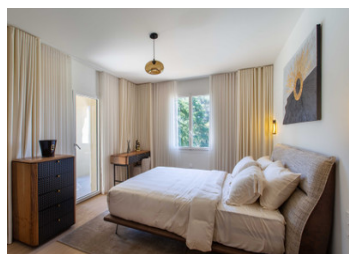
Very comfortable and easy to live in, it will be

## 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.



## LOCAL TAXES

**Taxe foncière:** 4200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Biot - Bois Fleuri. Located in a sought-after residential area between Valbonne and Biot, on a magnificent, largely flat, wooded plot of 4200 m<sup>2</sup>. Splendid modern villa renovated in 2024 with contemporary and luxurious features. With a living area of approximately 290 m<sup>2</sup>, it includes a large pool and teak deck. Perfectly positioned, it is very bright.

It consists of an entrance, living room, dining room, lounge with fireplace, impressive high ceilings enhancing the spacious feel of the living areas, all opening onto the sunny terrace, equipped kitchen and pantry, 5 en-suite bedrooms including a master suite, office, cellar, and various outbuildings.

Ample parking.

Surrounded by greenery, in a quiet location.

Close to numerous golf courses.

Very comfortable and easy to live in, it will be perfect as a primary or secondary residence.

Sold furnished.

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